

City of Litchfield Park Rezoning Application



FOR STAFF USE ONLY:

File No. _____

Application Date: _____

Fee \$ _____

Citizen Review Hearing Date _____

P&Z Hearing Date _____

City Council Hearing Date _____

FEE: Due at time of application.

Refer to City Fee Schedule

PROJECT NAME: Cachet Homes at the Wigwam

PROPERTY LOCATION/ADDRESS:

NWC Litchfield Road and Village Parkway

PARCEL SIZE: _____

PROPERTY OWNER:

Name (Print): Wigwam Town Parcels, LLC, an Arizona limited liability company

Address: 2400 E. Arizona Biltmore Circle Bldg. 2, Ste. 1270, Phoenix, AZ 85010

Phone: (602) 224-2347 Fax: (602) 955-3441

APPLICANT INFORMATION:

Name (Print): Paul E. Gilbert / Beus Gilbert PLLC

Address: 701 N. 44th St., Phoenix, AZ 85008

Phone: (480) 429-3000 Fax: (480) 421-3100

Signature: _____ Date: _____

REQUEST: (Please attach request if more room is needed)

Existing Zoning NCPD, RTPD, MFL PD, Open Space (Golf Course)

Proposed Zoning RC Cluster PD

JUSTIFICATION AND/OR REASONS FOR REQUEST: (Please attach if more room is needed)

See attached

The subject property is legally described as: (Attach legal description & map)

The subject property contains _____ gross acres (includes right-of-way to the centerline of adjacent street or alley). Attached is an ALTA survey, which accurately portrays the parcel configuration and property dimensions, as reflected in the legal description.

Prior to being scheduled for any Public Hearings, the applicant must hold a Citizens Review meeting for all property holders within 1000 feet of subject property. The requirements for this meeting can be found in the City's Ordinance #03-85. This meeting must be set up in conjunction with the City's Planning Department. For more information, please contact the Planning Department at 623-935-5033.

OWNERSHIP VERIFICATION

Said property is owned by (Printed):

Owner	<u>Wigwam Town Parcels, an Arizona</u>	Owner	_____
	<u>Limited liability company</u>		
Address	<u>2400 E. Arizona Biltmore Circle</u>	Address	_____
	<u>Bldg. 2, Ste. 1270</u>		
	<u>Phoenix, AZ 85016</u>		

Telephone No: 602-224-2347 Telephone No: _____

Signature of property owner shall serve as an acknowledgment of and authorization of this request.



(Property Owner's Signature)

(Date)

I hereby certify that the above information and information submitted as part of the requested application is correct, and that I am authorized to file an application on said property, being either the owner of record or authorized to file on behalf of the owner. (If not owner of record, attach written authorization from owner.)

(Signature)

(Signature)

(Printed Name)

(Printed Name)

PROJECT NARRATIVE

CACHET HOMES AT THE WIGWAM

INTRODUCTION

Cachet Homes at the Wigwam is a proposal to develop 180 homes on a parcel of approximately 28 acres located at the northwest corner of Litchfield Road and Village Parkway. The site includes parcels 15, 19, 20, 21, and 22 of the Village at Litchfield Park Planned Development depicted on Attachment 1 together with a minor encroachment into the Heritage (Red) Golf Course. The project consists of three distinct product types including single-family detached, townhome, and condominium. All the homes would be designed in the timeless Santa Barbara architectural style, while the different products bring interest and variety to the design. Each product type will have two elevations that offer different character within the style to present a pleasing appearance. The plan also features connectivity from each unit through shared open space, encouraging pedestrian and golf cart connection to the city through the golf cart underpass that provides safe and convenient access across Litchfield Road to services at the Wigwam Resort and elsewhere within the city.

ZONING HISTORY

PD (Planned Development) zoning was established for the Village of Litchfield Greens by Ordinances 91-07 in December of 1991. The PD allowed 1,125 dwelling units at a variety of densities and lot sizes on approximately 301 acres located at the northwest corner of Litchfield Road and Wigwam Boulevard. This PD was amended by Ordinance 01-67 in May of 2001. Renamed the Village at Litchfield Park, the size of the PD was increased to approximately 347 acres, timeshare potential was introduced, as was the potential for mixed-use (residential above commercial) in the Village Center. The maximum number of dwellings units allowed in the PD was 1,030, excluding 190 timeshare units, plus an unrestricted amount of mixed-use residential in the commercial center. A subsequent amendment, ordinance 06-112, in May 2006 (Awenasa) changed the 190 timeshare units to 195 condominiums, each of which was allowed a "split-off" guest unit that would be limited to hotel guest occupancy. Parcel 22, the golf maintenance facility, was moved to a location near Village Parkway, as depicted on Attachment 2. The number of residential units allowed in the entire PD was reduced to 926, excluding 195 condominium units plus as many as 195 "split-off" units for Awenasa, and excluding any mixed-use residential in the commercial parcels. Parcel 22, the golf course maintenance parcel, was moved to a location near Village Parkway as shown on Attachment 2. The approved density of Awenasa is approximately 26 units per acre, including the split-off units, and 13 per acre without any split-offs. Of 23 parcels in the Village at Litchfield Park Planned Development master plan, parcels 15, 17, 19, 20, 21, and 22 remain completely undeveloped. Parcels 17 and 19 are the commercially-zoned parcels along Litchfield Road, while 15, 20, and 21 are the condominium property.

REQUEST

This application requests an amendment to the approved PD (Planned Development) for the Village at Litchfield Park, changing the underlying zoning from MFL (Low Density Multifamily), NC (Neighborhood Commercial), and RT (Resort) to (RC) Residential Cluster with a PD overlay. In addition, the sliver of Golf Course annexed to the site would be rezoned from OS (Open Space) to PD with the RC Cluster underlying zoning. The application further requests a maximum building height of 30 feet, which may be approved by the City Council pursuant to the RC Cluster section of the zoning ordinance. The zoning district allows a height of 25 feet by right, while the City Council may approve increased height up to 35 feet. No building in Cachet Homes at the Wigwam will exceed 30 feet in height.

GENERAL PLAN

The 2010 General Plan designations of these parcels include Commercial, Resort, and a sliver of Open Space and Golf Course. A General Plan Amendment, GPA 14-01, associated with this application requests a land use designation of Medium Density Residential with the intention of developing 210 dwellings on approximately 31 acres. No other changes to the Litchfield Park 2010 General Plan Update are proposed in connection with this rezoning application.

The site, situated between the Heritage Golf Course and South Park, exemplifies the character of Litchfield Park, with its focus on open space and recreation. The site is also situated immediately west of the golf cart underpass that crosses Litchfield Road, and the site plan and building design encourage use of this amenity. The homes are even designed to accommodate golf cart storage, and there is ready access to the golf cart path system from the homes to the Wigwam Resort and other services to the east of the site.

The site plan does not suggest recreation fields or play areas. Since few children are expected, the need for this type of space is quite limited. Rather, the open space is used to separate the buildings, giving each its own setting, and to provide linear open space that encourages connectivity. The site does have common area recreation facilities, including a swimming pool and fitness center. The plan limits building height to one-story for single-family patio homes, while the townhomes are mainly one-story with a two-story component, and even the condominiums are limited to 2 stories in height.

In addition, the residents of these connected homes will be expected to walk, bicycle, or use golf carts for local trips, minimizing automobile miles driven, and thereby reducing impact on air quality. The location, adjacent to planned commercial areas, will add rooftops that promote development of retail space in the city, helping to create more services that will be available within the city limits and further reducing dependence on the automobile. The site is an infill location, not requiring an extension of utilities, and not contributing to sprawl. Finally, the townhome and condominium products have fewer exterior walls, and are more efficient to heat and cool than detached homes.

This application is entirely consistent with the relevant portions of City of Litchfield Park General Plan.

SITE PLAN

The site plan submitted with this application (attachment 3) reflects three distinct product types intended to offer a lifestyle to empty nesters, professionals, and seasonal residents. Although all of the units will be within a condominium plat, 45 homes, approximately the westerly one-third of the site, will be for homes that are single-family homes with front, side, and rear yards.

The townhomes are found in a three-plex configuration, with the center unit being the two-story component. Each unit will have its' own two-car garage, and a ground floor front door. There are a total of 63 townhomes.

Each building of the condominium type consists of two homes on the ground floor and two homes on the second floor. They are stacked flats so each home has a single level living area. Each unit has its' own two-car garage and ground level front door, with second floor units having a foyer with stairs leading to the living area.

There are two points of vehicular access, a main entrance from Village Parkway and secondary access on Litchfield Road, virtually identical to the access approved for the Awenasa project zoning that is currently in place. The Cachet site plan proposes a reduction in vehicle trips of 62%, as evidenced by the traffic report submitted with this application, and the existing street system is clearly sufficient to handle this volume of traffic. This will be a gated community, using a card or similar system to limit vehicular access to residents and their guests. Streets are private and will be maintained by a homeowner's association. In preliminary design the streets are 26' 8" wide from back of curb, readily able to accommodate the traffic in a residential neighborhood.

There will be a perimeter fence, with limited and judicious use of solid materials, and favoring view fencing where privacy is not required. View fencing will allow visual access into the site, especially down the north-south streets and where view corridors are otherwise created.

A wide, landscaped entry looks ahead to the centrally-located recreation center. The recreation amenity will include a swimming pool and, as presently conceived, a fitness center. However, the design of this facility is still conceptual in nature and the specific design has not yet been determined. Space between the buildings give each building its own unique setting and creates linear open space that will facilitate pedestrian connection to the city pathway system. It is anticipated this will become an asset in marketing the homes, since the ability to access services without using the auto has become a significant factor in homebuyer's choice of a neighborhood in which to live. A pedestrian plan has been submitted with this application which illustrates the connection to the pathway system depicted on Attachment 4.

Perimeter landscaping is in place with the northerly perimeter of the site existing golf course that is landscaped, and other perimeters are also planted, establishing a landscape theme. This proposal will

supplement existing landscaping, and will also be consistent with the surrounding neighborhood. In keeping with the area there will be grass throughout.

ELEVATIONS

As noted previously the architecture is Santa Barbara style, a timeless style common in Litchfield Park, with smooth stucco walls, low pitched roofs, arched openings with recessed patios, verandas, and balconies with the use of wrought iron fenestration. Varied setbacks and building height break up the building facades, and multiple roof planes and architectural detail provide further interest. Ground floor spaces have porches and patios, while second floor units have balconies.

DENSITY

The application proposes a substantial reduction in density. The approved Awenasa project allows 195 dwelling units and 195 resort "split-off units" on approximately 15 acres, a total density of approximately 26 units per acre. This proposal is at 6.4 units per acre, less than one quarter of the density of the existing approval.

RATIONALE FOR REQUEST

The requested rezoning would replace a condominium project with 5-story towers and substantially higher density, a golf maintenance facility, a small commercial site, and a sliver of golf course with a mix of patio homes, townhomes, and condominiums. The proposal offers a number of benefits to the community. To begin, the request represents a 62% reduction in average daily vehicle trips when compared to the existing approvals for Awenasa and the Village at Litchfield Park. This reduction is obviously substantial, and traffic is clearly a concern of the residents of the community. Limiting buildings to one and two stories is also a benefit, even though the five-story element of Awenasa is limited to the towers. Nevertheless, these buildings would be of substantially greater height than anything around and present a skyline that would not exist anywhere else in Litchfield Park.

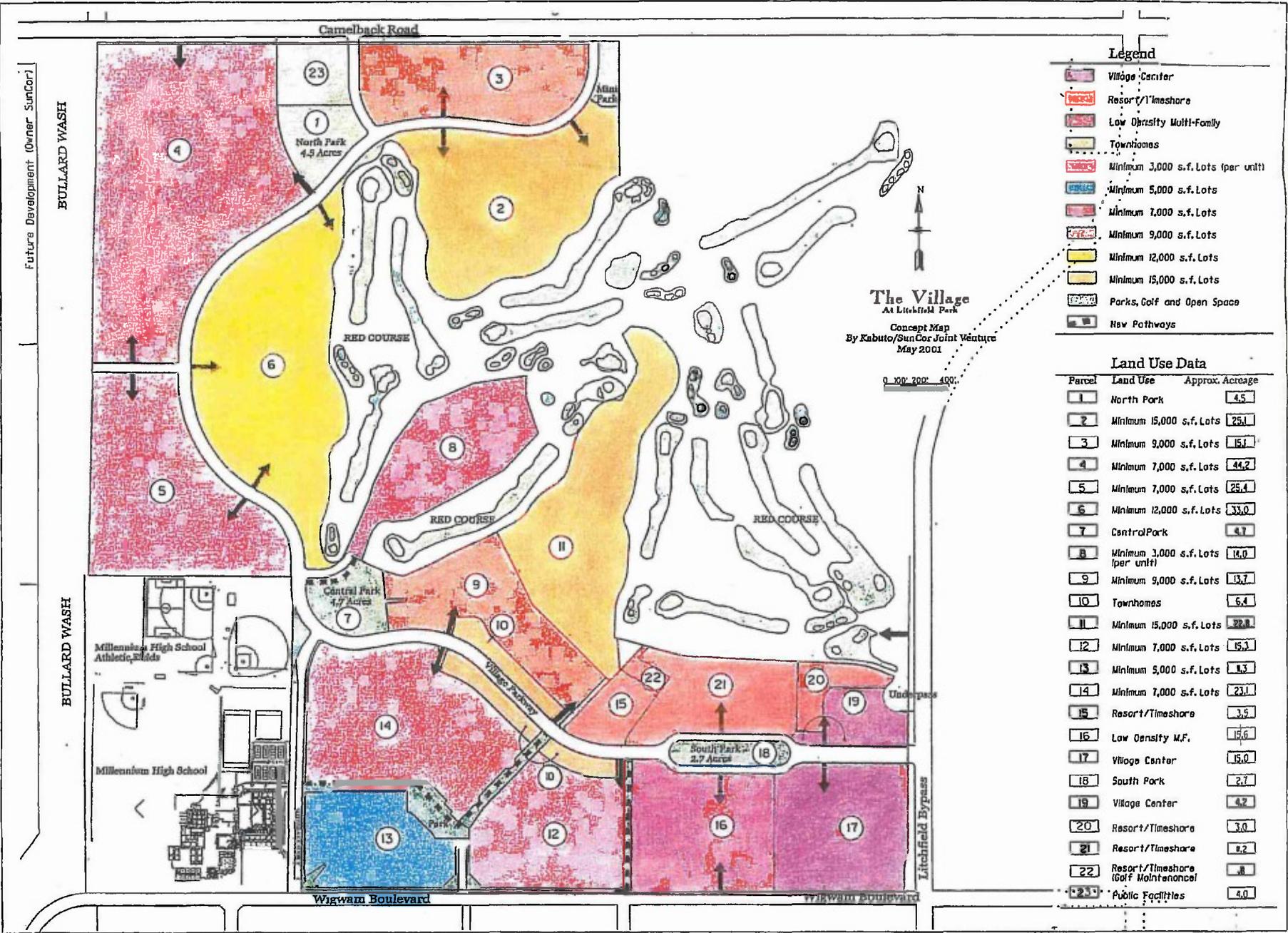
The site is an excellent location for residential use, with open space to the north and south. Equally important, it is situated where the potential for a walkable lifestyle exists. Even today this site is connected to the Wigwam and other services proximate to the core of the city via the pathway system. Future development in the area will enhance this asset by providing more services within walking distance.

Although the application will rezone a small commercial parcel to residential, the financial considerations still favor the rezoning. The applicant's detailed fiscal analysis reveals the proposal as submitted would generate millions of dollars of revenue to the city that would be both immediate and certain, and the revenue would exceed the city's costs. The analysis also finds the commercial parcel is inferior as a retail site and may never develop as such. The 4.2 acre site plan is at a mid-block location, is too small to accommodate an anchor tenant, and would be in competition with better sites around the area. On the other hand, adding housing will encourage development of additional retail in Litchfield

Park. Retail is possible both to the south of the subject property and on the east side of Litchfield Road where enough acreage to build something meaningful exists. Neighborhood retail businesses need rooftops to succeed, and development of this property will provide rooftops adjacent to the downtown core.

SUMMARY

Cachet Homes at the Wigwam proposes significantly lower density, less height, and less traffic than is permitted by the existing zoning. Despite some having concerns with rezoning a commercial site, fiscal analysis reveals significant economic benefits to the city. The submitted site plan portrays a superior living environment appropriate in Litchfield Park, connected to the Wigwam and downtown, and very much in keeping with the village concept that is central to the citizens' vision of the city.



Legend

- Village Center
- Resort/Timeshare
- Low Density Multi-Family
- Townhomes
- Minimum 3,000 s.f. Lots (per unit)
- Minimum 5,000 s.f. Lots
- Minimum 7,000 s.f. Lots
- Minimum 9,000 s.f. Lots
- Minimum 12,000 s.f. Lots
- Minimum 15,000 s.f. Lots
- Parks, Golf and Open Space
- New Pathways

Land Use Data

Parcel	Land Use	Approx. Acreage
1	North Park	4.5
2	Minimum 15,000 s.f. Lots	25.1
3	Minimum 9,000 s.f. Lots	15.1
4	Minimum 7,000 s.f. Lots	44.2
5	Minimum 7,000 s.f. Lots	25.4
6	Minimum 12,000 s.f. Lots	33.0
7	Central Park	4.7
8	Minimum 3,000 s.f. Lots (per unit)	14.0
9	Minimum 9,000 s.f. Lots	13.7
10	Townhomes	6.4
11	Minimum 15,000 s.f. Lots	72.8
12	Minimum 7,000 s.f. Lots	15.3
13	Minimum 5,000 s.f. Lots	4.3
14	Minimum 7,000 s.f. Lots	23.1
15	Resort/Timeshare	3.5
16	Low Density M.F.	15.6
17	Village Center	15.0
18	South Park	2.7
19	Village Center	4.2
20	Resort/Timeshare	3.0
21	Resort/Timeshare	4.2
22	Resort/Timeshare (Golf Maintenance)	1.1
23	Public Facilities	4.0

The Village
At Litchfield Park
Concept Map
By Kabuto/SunCor Joint Venture
May 2001

0 200' 400'

Future Development (Owner: SunCor)

BULLARD WASH

BULLARD WASH

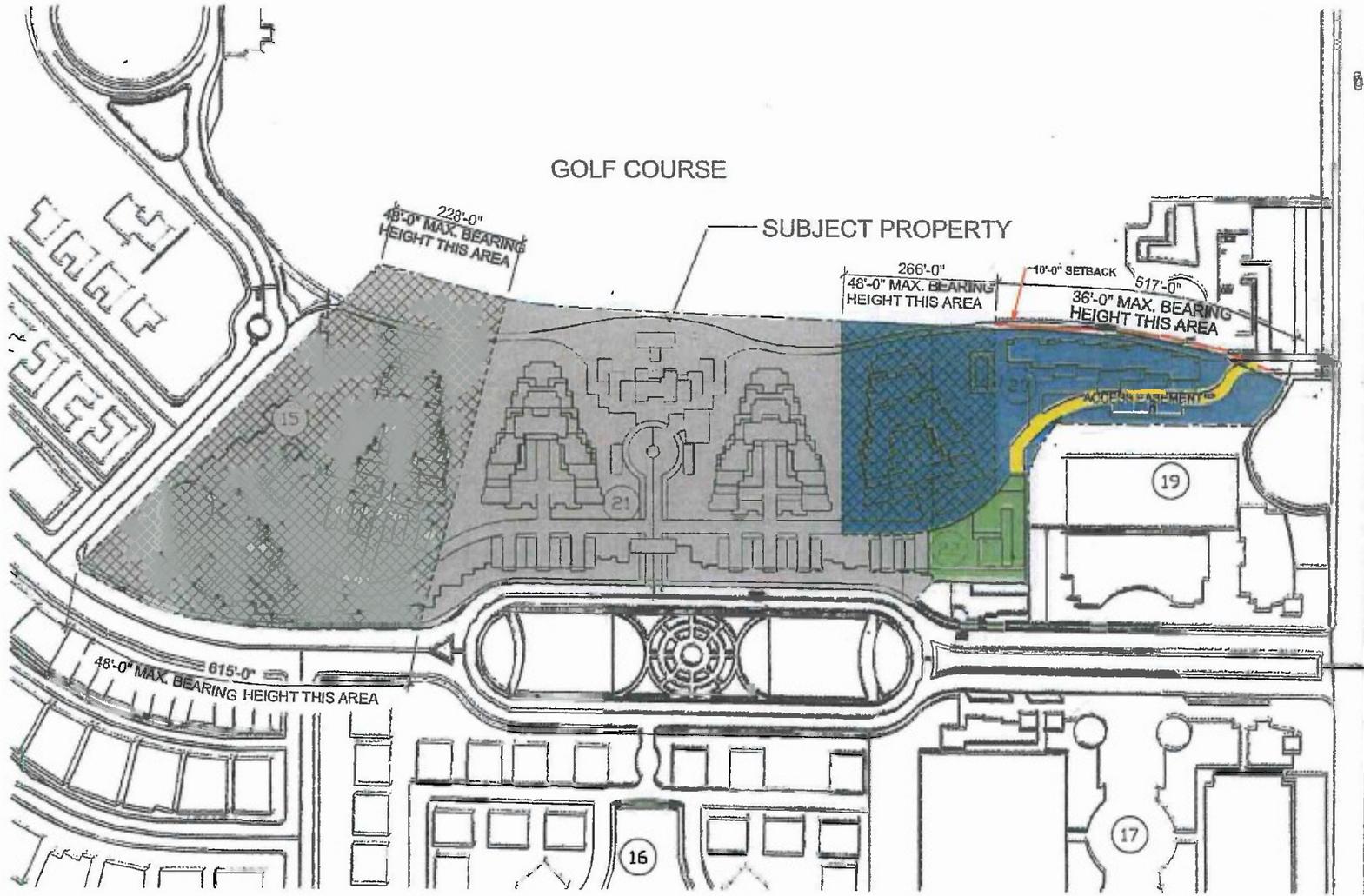
Millennium High School Athletic Fields

Millennium High School

Wigwam Boulevard

Wigwam Boulevard

Litchfield Bypass



GOLF COURSE

SUBJECT PROPERTY

228'-0"
48'-0" MAX. BEARING
HEIGHT THIS AREA

266'-0"
48'-0" MAX. BEARING
HEIGHT THIS AREA

10'-0" SETBACK

517'-0"
36'-0" MAX. BEARING
HEIGHT THIS AREA

615'-0"
48'-0" MAX. BEARING
HEIGHT THIS AREA

- LEGEND**
- 15. LOW DENSITY MF
 - 16. LOW DENSITY MF
 - 17. VILLAGE CENTER
 - 19. VILLAGE CENTER
 - 20. LOW DENSITY MF
 - 21. LOW DENSITY MF
 - 22. RESORT (GOLF MAINTENANCE)

-  SLOPE TENT EXCEPTION AREA
-  GOLF COURSE MAINTENANCE FACILITY
-  3:1 SLOPE TENT DEVELOPMENT AREA
-  48'-0" MAXIMUM BEARING HEIGHT AREA
-  PROPERTY LINE
-  DEMISING LINE

***NOTE: EXHIBIT DRAWING NOT TO SCALE. ALL BUILDING LOCATIONS APPROXIMATE AND CONTINGENT UPON DESIGN DEVELOPMENT AND SITE PLAN/ DRB APPROVALS.

CCBG Architects, Inc.
102 E. Buchanan St. Phoenix, Arizona 85004
phone: 602.256.2211 fax: 602.255.0509

NEW PROJECT AT THE WIGWAM
VILLAGE PARKWAY
Litchfield Park, AZ 85140

Revised
Date: FEB 13, 2000
Drawn: JG
Checked: JG
Job Number: WIGWAM
Drawing: SCHEMATIC LAND USE MAX
Title: **T0.0**



PROJECT DATA:

APPROXIMATE AREA: 28.0 AC. +/-

CONDO STYLE BUILDING TYPE (UNITS: C-1, C-2, C-3, AND C-4)	18 X 4 UNITS	72
18 X 9957 SQ.FT. = 107,226 SQ.FT. UNDER ROOF		
TOWNHOME STYLE BUILDING TYPE (UNITS: TH-1, TH-2, AND TH-3)	21 X 3 UNITS	63
21 X 8336 SQ.FT. = 175,056 SQ.FT. UNDER ROOF		
PATIO HOME "1"	LIVABLE	12
12 X 1698 SQ.FT. = 20,376 SQ.FT. UNDER ROOF		
PATIO HOME "2"	LIVABLE	15
15 X 2006 SQ.FT. = 30,090 SQ.FT. UNDER ROOF		
PATIO HOME "3"	LIVABLE	18
18 X 2806 SQ.FT. = 50,508 SQ.FT. UNDER ROOF		
PATIO HOMES		45
	TOTAL	180

PLAN C-1 (1ST FLR STACKED)	18 UNITS
LIVABLE: 107 SQ.FT. ROOF: 107 SQ.FT. TOTAL: 214 SQ.FT.	
PLAN C-2 (2ND FLR STACKED)	18 UNITS
LIVABLE: 107 SQ.FT. ROOF: 107 SQ.FT. TOTAL: 214 SQ.FT.	
PLAN C-3 (1ST FLR STACKED)	18 UNITS
LIVABLE: 107 SQ.FT. ROOF: 107 SQ.FT. TOTAL: 214 SQ.FT.	
PLAN C-4 (2ND FLR STACKED)	18 UNITS
LIVABLE: 107 SQ.FT. ROOF: 107 SQ.FT. TOTAL: 214 SQ.FT.	
PLAN TH-1	21 UNITS
LIVABLE: 1665 SQ.FT. ROOF: 1665 SQ.FT. TOTAL: 3330 SQ.FT.	
PLAN TH-2	21 UNITS
LIVABLE: 1665 SQ.FT. ROOF: 1665 SQ.FT. TOTAL: 3330 SQ.FT.	
PLAN TH-3 (2 STORY)	21 UNITS
LIVABLE: 3330 SQ.FT. ROOF: 3330 SQ.FT. TOTAL: 6660 SQ.FT.	
TOTAL	45

UNIT MIX:
 40% CONDO STYLE (72 UNITS)
 35% TH STYLE (63 UNITS)
 25% PATIO HOMES (45 UNITS)

PROPOSED ZONING: RC CLUSTER ZONING WITH PD OVERLAY
 PROPOSED BUILDING HEIGHT: 30'

OPEN SPACE: 422,591 SQ.FT. / 1,229,880 SQ.FT. = 34%
 INCLUDES OPEN SPACE BETWEEN AND AROUND AREAS
 PROPOSED BUILDING HEIGHT: 18' SINGLE STORY, 30' TWO STORY

SETBACK REGULATIONS: 10' MIN. FRONT, SIDE, AND REAR
 YARDS: 5' TO 10' AT ALL PROPERTIES

LOT COVERAGE: 422,591 SQ.FT. / 1,229,880 SQ.FT. = 34%
 TOTAL UNITS UNDER ROOF: 180 UNITS
 REC AREA: 8,490 SQ.FT.
 TOTAL AREA UNDER ROOF: 422,591 SQ.FT.



* DENOTES TWO STORY MASSING

CACHET AT THE WIGWAM

CONCEPTUAL SITE PLAN



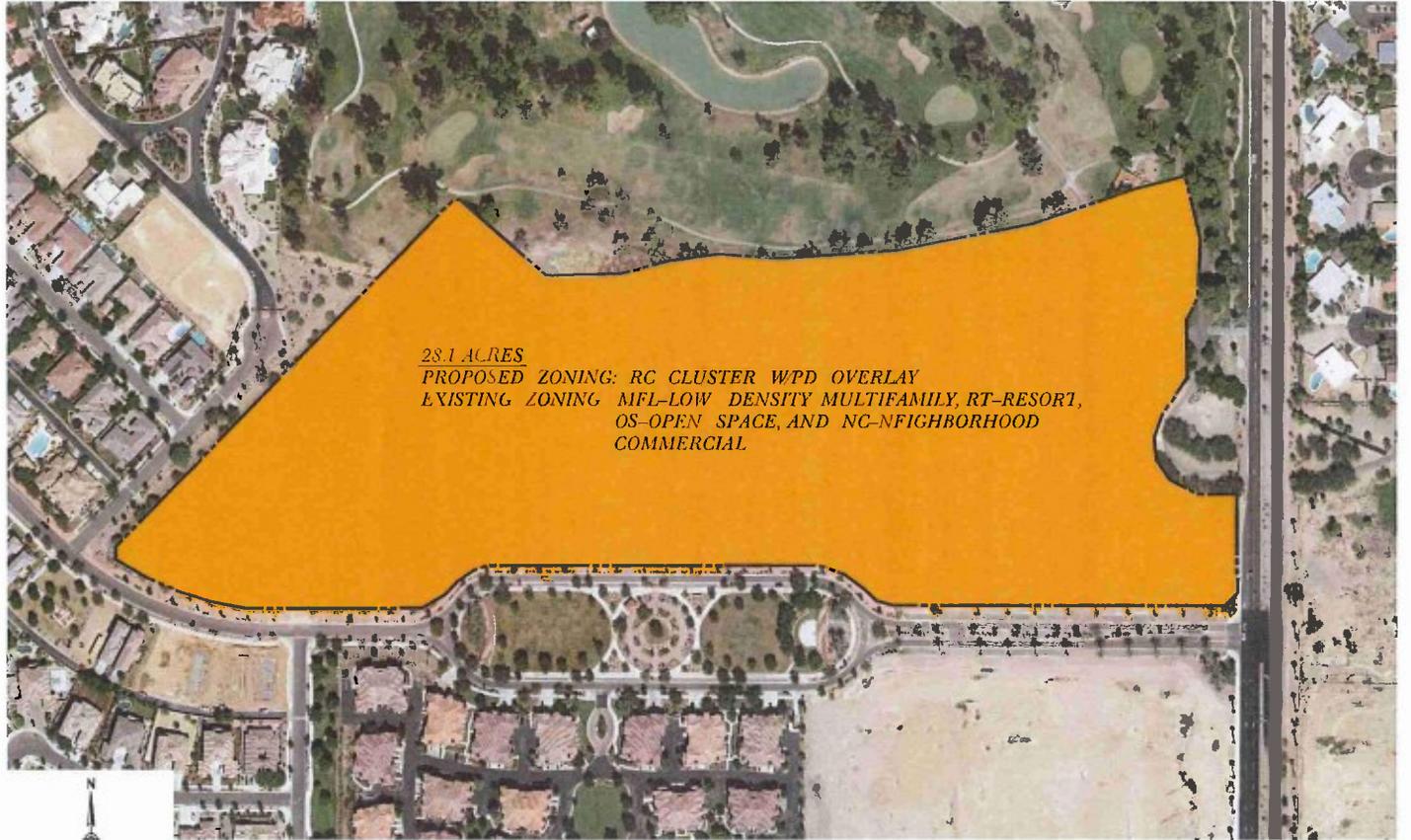
Cachet
H.O.M.E.S.
SCRIVNER
DESIGN GROUP
SCALE: 1"=60'
8-12-14



PEDESTRIAN CIRCULATION- OPEN SPACE-NEIGHBORHOOD INTEGRATION EXHIBIT
CACHET AT THE WIGWAM



Cachet
 HOMES
SCRIVNER
 DESIGN GROUP
 SCALE: 1"=60'
 8-12-14



28.1 ACRES
PROPOSED ZONING: RC CLUSTER WPD OVERLAY
EXISTING ZONING: MFL-LOW DENSITY MULTIFAMILY, RT-RESORT,
OS-OPEN SPACE, AND NC-NEIGHBORHOOD
COMMERCIAL

MAP OF PROPOSED CHANGE
CACHET AT WIGWAM
LITCHFIELD PARK, ARIZONA

RICK CONSULTANTS
PLANNING & ARCHITECTURE
DATE: 8-14-2014 PROJECT NO: 01

PROJECT: CACHET AT WIGWAM, LITCHFIELD PARK, ARIZONA
DATE: 8-14-2014



PROJECT DATA:

APPROXIMATE AREA: 28.0 AC. +/-

CONDO STYLE BUILDING TYPE (UNITS, C-1, C-2, C-3, AND C-4)	18 X 4 UNITS	72
	18 X 5957 SQ.FT. = 107,226 SQ.FT. UNDER ROOF	
TOWNHOME STYLE BUILDING TYPE (UNITS, TH-1, TH-2, AND TH-3)	21 X 3 UNITS	63
	21 X 8336 SQ.FT. = 175,056 SQ.FT. UNDER ROOF	
PATIO HOME "1"	LIVABLE 1898 SQ.FT.	12
	12 X 2585 SQ.FT. = 31,020 SQ.FT. UNDER ROOF	
PATIO HOME "2"	LIVABLE 2005 SQ.FT.	15
	15 X 3223 SQ.FT. = 48,345 SQ.FT. UNDER ROOF	
PATIO HOME "3"	LIVABLE 2205 SQ.FT.	18
	18 X 5957 SQ.FT. = 107,226 SQ.FT. UNDER ROOF	
PATIO HOMES		45

TOTAL 180

PLAN 'C-1' (1ST FLR STACKED) LIVABLE 1473 SQ.FT.	18 UNITS
PLAN 'C-2' (2ND FLR STACKED) LIVABLE 1861 SQ.FT.	18 UNITS
PLAN 'C-3' (1ST FLR STACKED) LIVABLE 1504 SQ.FT.	18 UNITS
PLAN 'C-4' (2ND FLR STACKED) LIVABLE 1024 SQ.FT.	18 UNITS
PLAN 'TH-1' LIVABLE 701 SQ.FT.	21 UNITS
PLAN 'TH-2' LIVABLE 1891 SQ.FT.	21 UNITS
PLAN 'TH-3' (2 STORY) LIVABLE 1ST 1747 SQ.FT.	21 UNITS
PLAN 'TH-3' (2 STORY) LIVABLE 2ND 681 SQ.FT.	
TOTAL 2488 SQ.FT.	45

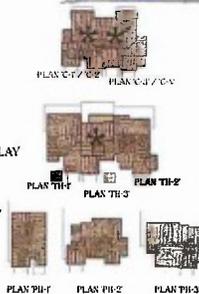
180 UNITS 6.4 DU/AC. +/-

UNIT MIX:
40% CONDO STYLE (72 UNITS)
35% TH STYLE (63 UNITS)
25% PATIO HOMES (45 UNITS)

PROPOSED ZONING: HC CLUSTER ZONING WITH PD OVERLAY
PROPOSED BUILDING HEIGHT: 30'

OPEN SPACE: 103,063 SQ.FT. / 1,219,060 SQ.FT. = 8%
(INCLUDES OPEN SPACE/RESTRICTION AND COMMON AREAS)
PROPOSED BUILDING HEIGHT: 16' SINGLE STORY, 30' TWO STORY
DISTANCE BETWEEN BUILDINGS: 10' MIN., 12' TYPICAL
SETBACK REGULATIONS: 10' MIN., FRONT, SIDE, AND REAR
YARDS, 15' TYP. AT ALL PERIMETERS

LOT COVERAGE: 423,591 SQ.FT. / 1,219,060 SQ.FT. = 35%
TOTAL UNITS UNDER ROOF 421,101 SQ.FT.
REC AREA 2,490 SQ.FT.
TOTAL AREA UNDER ROOF 423,591 SQ.FT.



* DENOTES TWO STORY MASSING

CACHET AT THE WIGWAM

CONCEPTUAL SITE PLAN



NORTH



SCALE: 1"=60'
8-12-14



PEDESTRIAN CIRCULATION- OPEN SPACE-NEIGHBORHOOD INTEGRATION EXHIBIT
CACHET AT THE WIGWAM



SCALE: 1"=60'
 8-12-14

CACHET AT THE WIGWAM

PROJECT DATA SHEET:

SITE DATA:

GENERAL PLAN AMENDMENT: PARCEL "A" WIGWAM PROPERTY
EXISTING ZONING: MFL-LOW DENSITY MULTIFAMILY, RT-RESORT,
OS-OPEN SPACE, AND NC-NEIGHBORHOOD COMMERCIAL

PROPOSED ZONING: RC CLUSTER

SITE AREA: 28.0 AC. +/-

DWELLING UNITS: 180

DENSITY: 6.4 DU/AC. +/-

LOT COVERAGE: 423,591 SQ.FT./1,219,680 SQ.FT. = 35%

TOTAL UNITS UNDER ROOF 421,101 SQ.FT.

REC AREA 2,490 SQ.FT.

TOTAL AREA UNDER ROOF 423,591 SQ.FT.

OPEN SPACE: 165,083 SQ.FT./ 1,219,680 SQ.FT. = 14%

(INCLUDES OPEN SPACE/RETENTION AND COMMON AREAS)

PROPOSED BUILDING HEIGHT : 18' SINGLE STORY, 30' TWO STORY

DISTANCE BETWEEN BUILDINGS: 10' MIN., 12' TYPICAL

SETBACK REGULATIONS: 10' MIN., FRONT, SIDE, AND REAR
YARDS, 15' TYP. AT ALL PERIMETERS

UNIT MIX: 40% CONDO STYLE (72 UNITS), 35% TH STYLE (63 UNITS)
25% PATIO HOMES (45 UNITS)

BUILDING DATA:

CONDO STYLE BUILDING TYPE 18 X 4 UNITS 72

(UNITS, C-1, C-2, C-3, AND C-4)

PLAN 'C-1' (1ST FLR STACKED) 18 UNITS

LIVABLE 1473 SQ.FT.

PLAN 'C-2' (2ND FLR STACKED) 18 UNITS

LIVABLE 1663 SQ.FT.

FOYER 157 SQ.FT.

TOTAL 1820 SQ.FT.

PLAN 'C-3' (1ST FLR STACKED) 18 UNITS

LIVABLE 1544 SQ.FT.

PLAN 'C-4' (2ND FLR STACKED) 18 UNITS

LIVABLE 1624 SQ.FT.

FOYER 171 SQ.FT.

TOTAL 1795 SQ.FT.

TOWNHOME STYLE BUILDING TYPE 21 X 3 UNITS 63

(UNITS, TH-1, TH-2, AND TH-3)

PLAN 'TH-1' 21 UNITS

LIVABLE 1701 SQ.FT.

PLAN 'TH-2' 21 UNITS

LIVABLE 1891 SQ.FT.

PLAN 'TH-3' (2 STORY) 21 UNITS

LIVABLE 1ST 1747 SQ.FT.

LIVABLE 2ND 681 SQ.FT.

TOTAL 2428 SQ.FT.

PATIO HOME "1" LIVABLE 1892 SQ.FT. 12

PATIO HOME "2" LIVABLE 2005 SQ.FT. 15

PATIO HOME "3" LIVABLE 2205 SQ.FT. 18

TOTAL 180



SCRIVNER
DESIGN GROUP

8-12-14



CONDO STYLE BUILDING REAR



CONDO STYLE BUILDING FRONT



TOWNHOME STYLE BUILDING REAR



TOWNHOME STYLE BUILDING FRONT



PH-#1

PH-#2

PH-#3

CACHET AT THE WIGWAM

COMMUNITY THEME



PH-#1

PH-#2

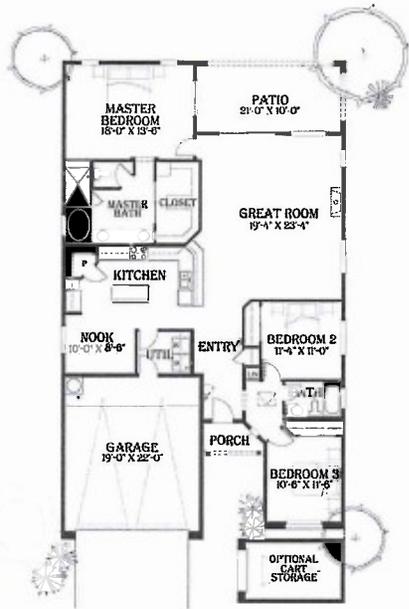
PH-#3

PATIOHOME STYLE STREETScape

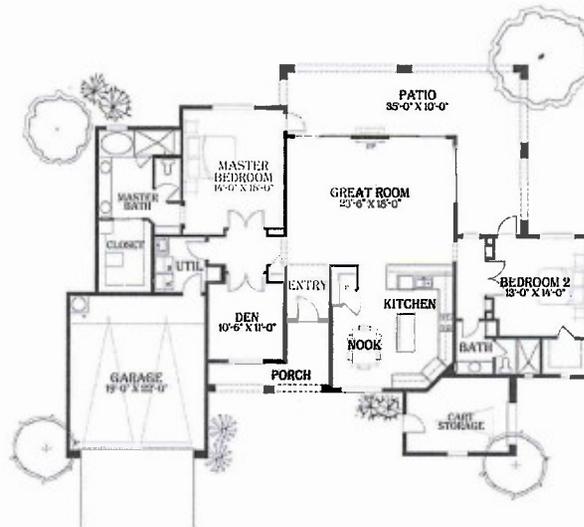
CACHET AT THE WIGWAM

CONCEPTUAL ELEVATIONS

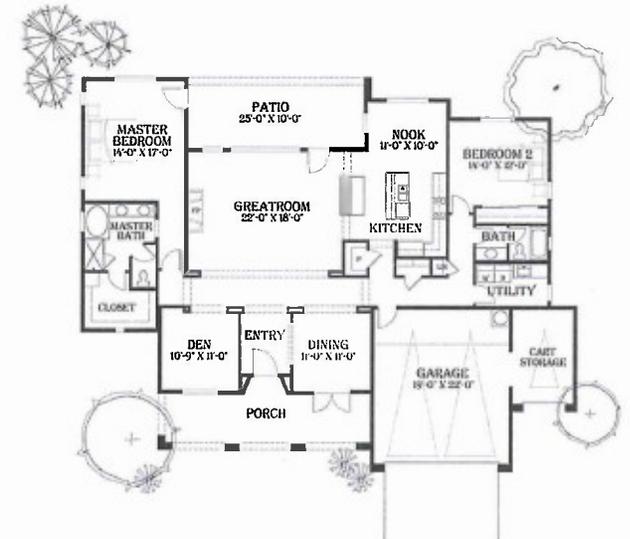
Cachet
HOMES
SCRIVNER
DESIGN GROUP
8-12-14



PLAN PH-1
LIVABLE 1892 SQ.FT.



PLAN PH-2
LIVABLE 2005 SQ.FT.



PLAN PH-3
LIVABLE 2205 SQ.FT.

CACHET HOMES AT THE WIGWAM

PATIO HOMES

Cachet
HOMES
SCRIVNER
DESIGN GROUP
SCALE: 1/8"=1'-0"
8-12-14



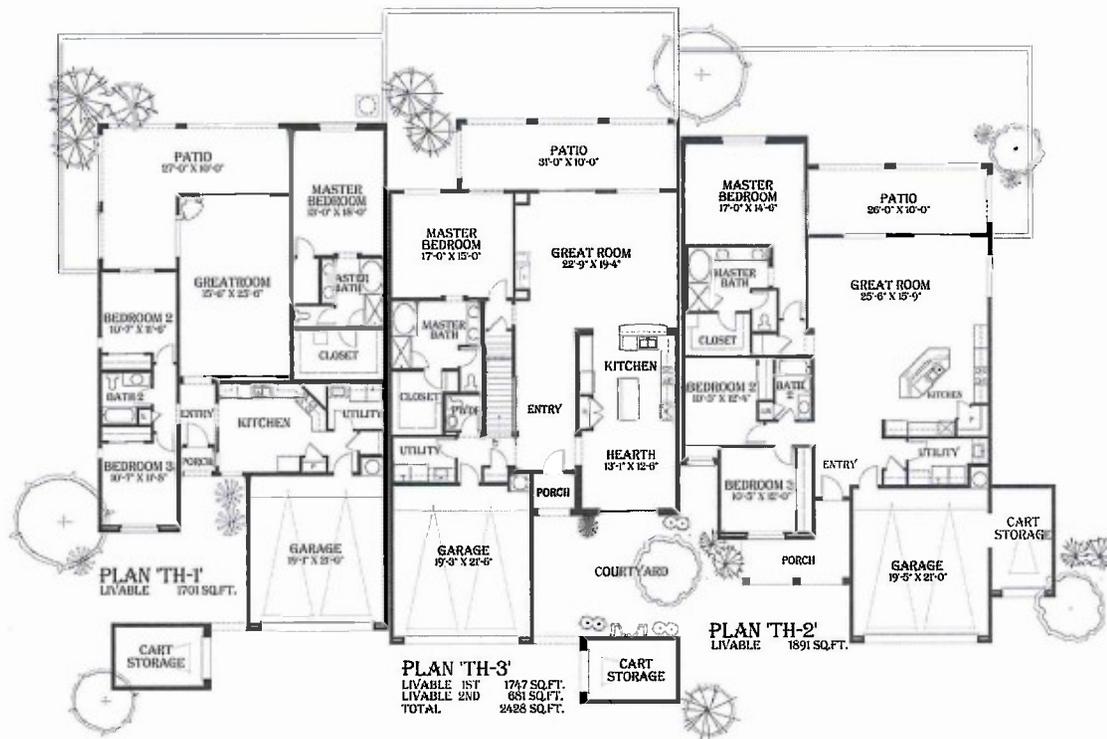
TOWNHOME STYLE BUILDING REAR



TOWNHOME STYLE BUILDING FRONT

CACHET AT THE WIGWAM

CONCEPTUAL ELEVATIONS



CACHET HOMES AT THE WIGWAM

TOWNHOME STYLE

Cachet
HOMES
SCRIVNER
DESIGN GROUP
SCALE: 1/8"=1'-0"
8-12-14



CONDO STYLE BUILDING REAR



CONDO STYLE BUILDING FRONT
CACHET AT THE WIGWAM

CONCEPTUAL ELEVATIONS

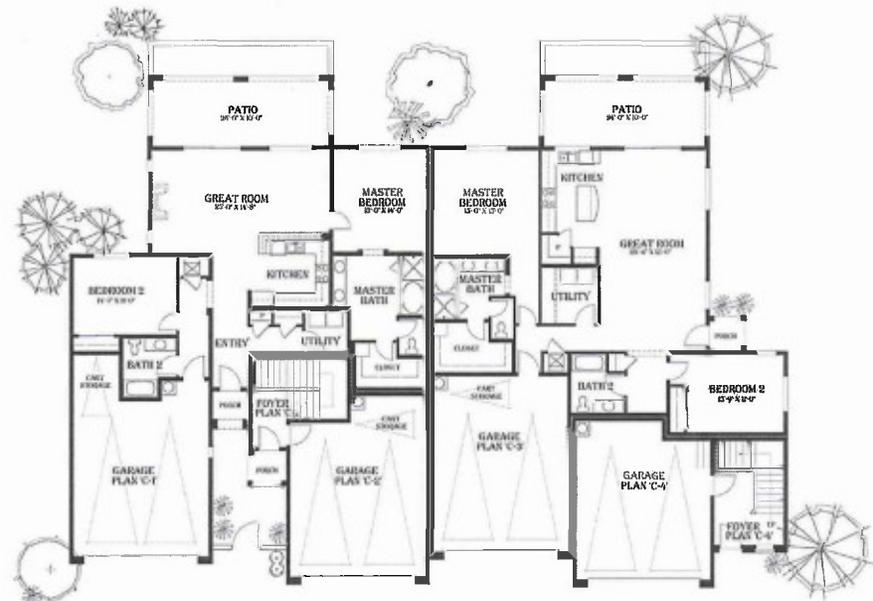
Cachet
HOMES
SCRIVNER
DESIGN GROUP

8-12-14



PLAN 'C-2'
 LIVABLE 1863 SQ.FT.
 FOYER 157 SQ.FT.
 TOTAL 1820 SQ.FT.

PLAN 'C-4'
 LIVABLE 1624 SQ.FT.
 FOYER 171 SQ.FT.
 TOTAL 1795 SQ.FT.



PLAN 'C-1'
 LIVABLE 1473 SQ.FT.

PLAN 'C-3'
 LIVABLE 1544 SQ.FT.

CACHET HOMES AT THE WIGWAM

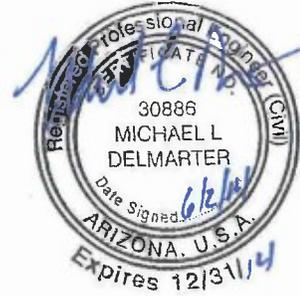
CONDO STYLE

Cachet
 HOMES
SCRIVNER
 DESIGN GROUP
 SCALE: 1/8"=1'-0"
 8-12-14



Drainage Technical Memorandum

To: City of Litchfield Park
From: Michael Delmarter, P.E.
Date: June 2, 2014
Subject: Wigwam Redevelopment
Parcel A – Northwest Corner of Village Parkway and Litchfield Road



Purpose

This memorandum has prepared to support the rezoning and general plan amendment effort for approximately 31.1 acres of currently undeveloped land located at the Northwest Corner of Village Parkway and Litchfield Road in Litchfield Park, Arizona. This memorandum in intended to summarize the existing onsite and offsite drainage conditions affecting the property and proposed drainage concepts that will be further defined with the development of an overall site plan for the property.

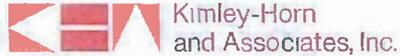
Property Description

The 31.1 acre site located in the south half of Section 21, T.2N., R.1W., GSRBM, is comprised of an assemblage of several undeveloped parcels of land and is generally located at the Northwest Corner of Village Parkway and Litchfield Road. The site is bounded on the south by the existing Village Parkway The project is bounded on the west by the Village at Litchfield Park Phase 1 Residential neighborhood, on the north by the Wigwam “Red” Golf Course, and on the east by Litchfield Road.

In 2007, engineering plans were previously approved for a multi-family project called “Awanesa” on approx. 17.84 acres of the aforementioned 31.16 acres but the project was put on hold and never constructed. The remaining acreage is designated as being part of the future “Rosewood Plaza” project as well as 8.6 acres which is currently part of the Wigwam “Red” Golf Course.

Existing Conditions

All parcels are currently vacant having been historically cleared of vegetation, however they currently have minimal vegetation consisting of some weeds and grasses. The aforementioned “Awanesa” parcel has 2 small temporary retention basins that collect nuisance water generated on the western side of the parcel. One basin is located at the southwest corner of the site and has as emergency outfall grate that allows the basin to bleed off into an existing drainage channel to the west. A second basin is located on the south central side of the “Awanesa” parcel near the Vineyard Lane alignment. It is also equipped with a emergency outfall grate that allow the basin to bleed off to the south into a basin/channel owned/maintained by the City of Litchfield Park. The western portion of the parcel does not have any existing retention basins but there appears to be a headwall/grated inlet at the northwest corner of Litchfield Road and Village parkway that connects to the Litchfield Road storm drain system.



The site is located in FEMA Zone X per FIRM Map 04013C2155L dated October 16, 2013. Zone X is defined as Areas of 0.2% annual chance flood; areas of 1% annual flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

Proposed Development

The parcel is proposed to be rezoned for a high density residential development consisting of approximately 205 condominium units. No specific site plan has been developed at this time.

Proposed Drainage Conditions

The proposed development will utilize surface drainage or storm drains to convey onsite generated stormwater runoff to retention basins. If these basins are incorporated into landscape areas, the maximum water depth will be 3 feet. If site planning dictates that underground storage is necessary, these basins will be located in portions of the site under pavement and/or landscape areas. Note: it also may be possible to provide stormwater storage in the adjacent golf course area with an easement /agreement between the property owners.

The parcels will be required to retain the runoff generated by the 100 year-6 hour design storm event. The stormwater storage requirement is calculated by the formula $V = C \cdot I \cdot A$ where C equals the composite Runoff Coefficient, I = the precipitation value of 2.47 is based on NOAA Atlas 14, and A = the area in acres.

For multi family development, the C Value is assumed to be 0.90. Note: This value may be further refined using composite c values upon development of the final site plans for each parcel.

Therefore, the required retention for the parcel = $31.16 \cdot 2.47 / 12 \cdot 0.9 = 5.77$ acre-feet.

All basins will be required to bleed of or infiltrate within the Maricopa County 36 hour requirement.

Attachments:

1. FEMA MAP
2. Assessor's Map showing property limits

33°30'00.0"
W HIDDEN TER LP
ZONE A

905000 FT

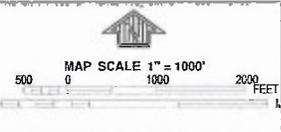
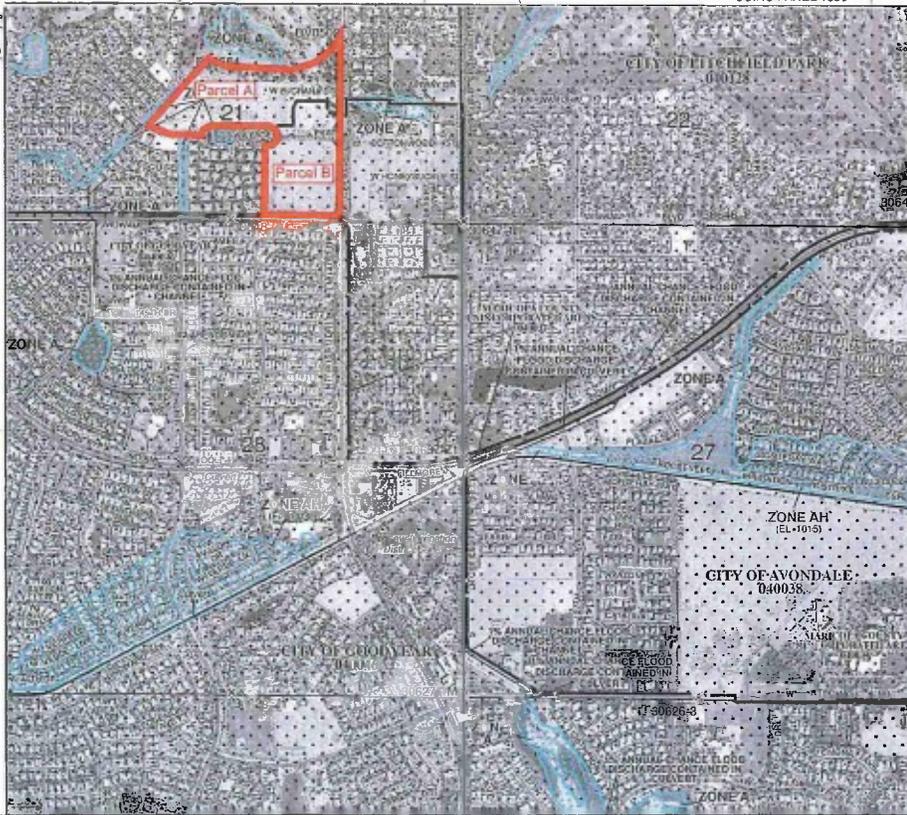
CLOVERFIELD C #

565000 FT

ZONE A

JOINS PANEL 1690

570000 FT



NFIP PANEL 2155L

FIRM
FLOOD INSURANCE RATE MAP
MARICOPA COUNTY,
ARIZONA
AND INCORPORATED AREAS

PANEL 2155 OF 4425
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

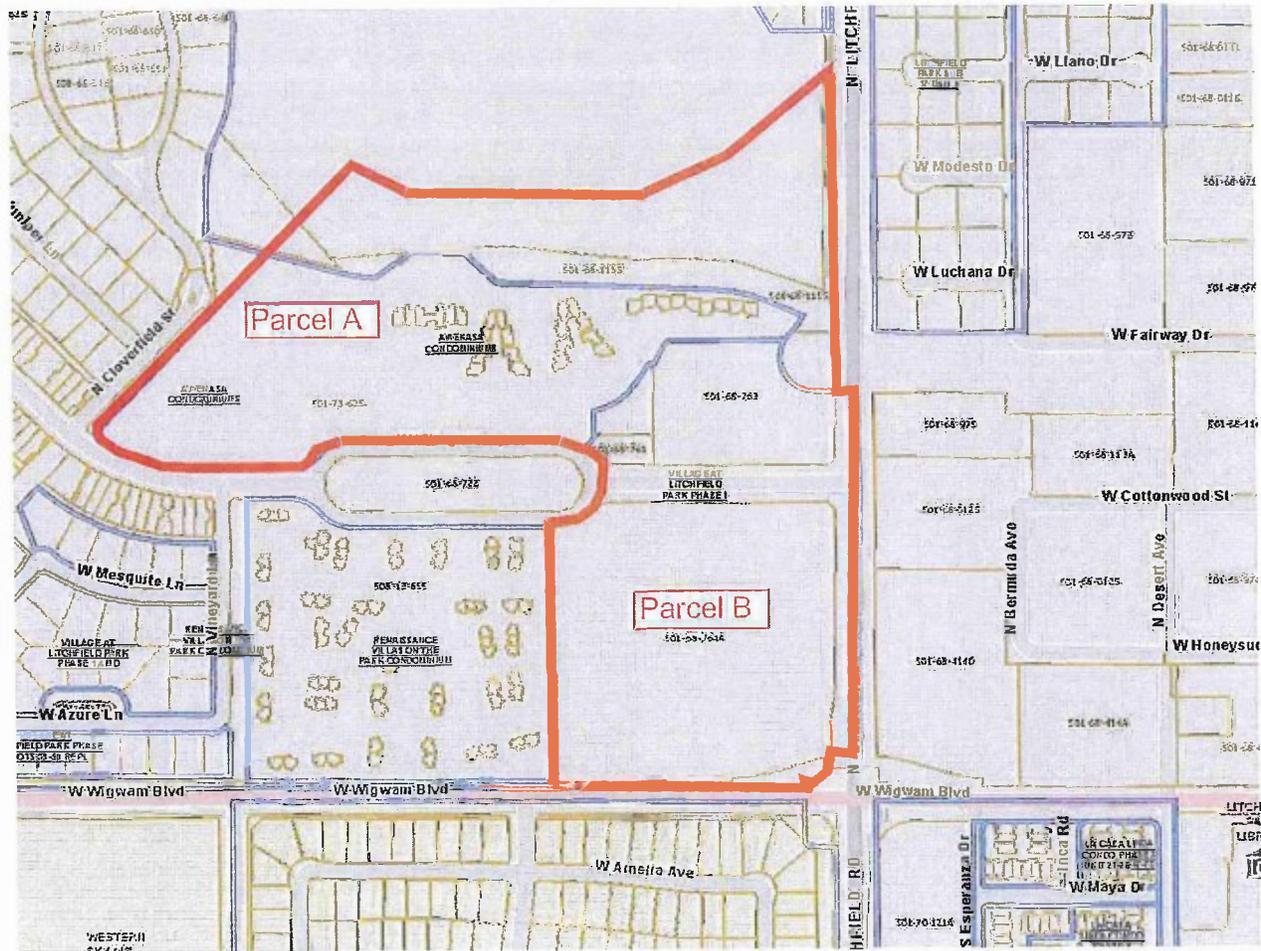
COMMUNITY	NUMBER	PANEL	SHEET
AVONDALE CITY	040038	214	L
AVONDALE CITY	040038	214	L
AVONDALE CITY	040038	214	L
AVONDALE CITY	040038	214	L
AVONDALE CITY	040038	214	L

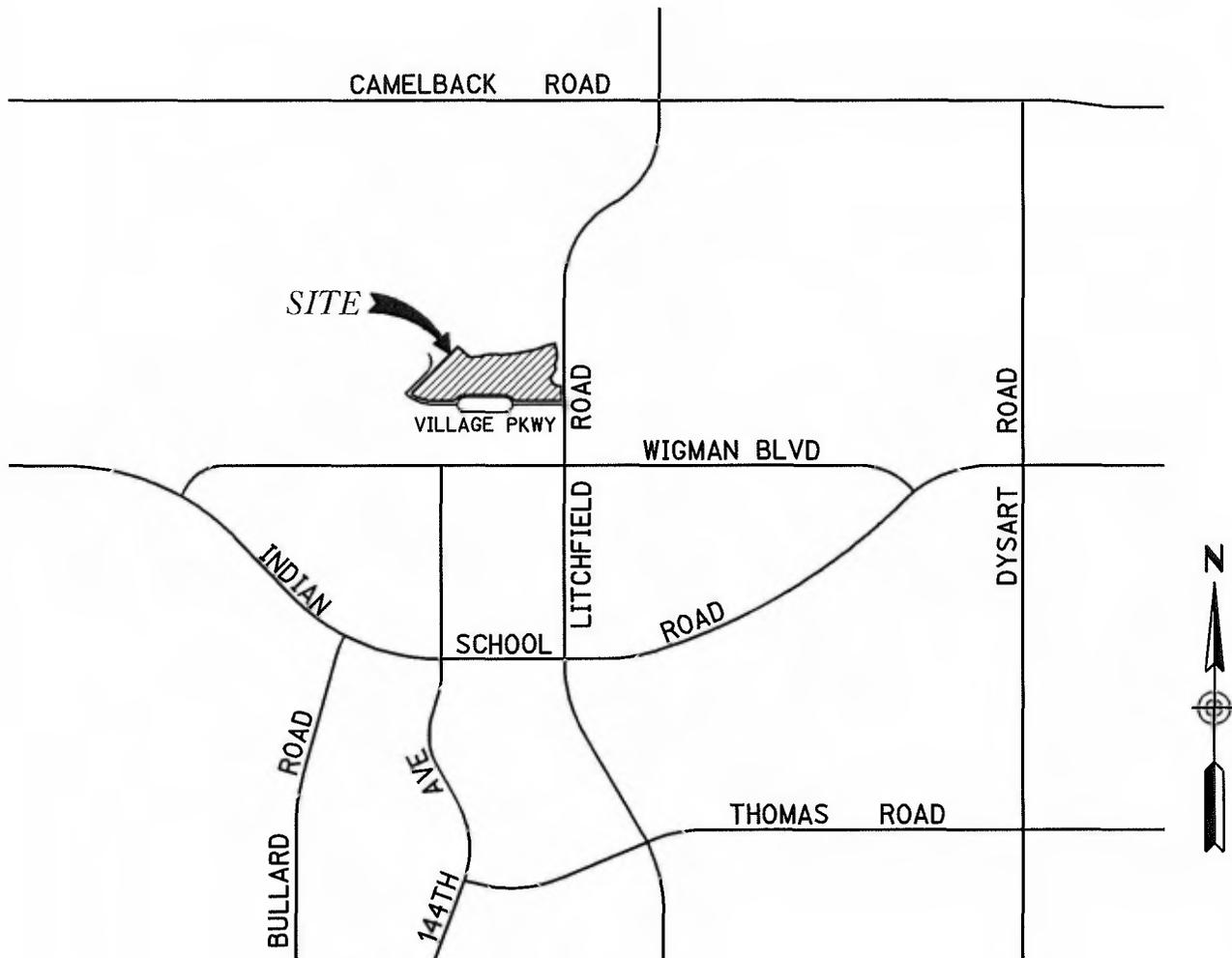
NOTE: This map shows the flood zones for the community listed above. It does not show the flood zones for other communities in the area. For the latest product information about National Flood Insurance Program flood maps, check the FEMA Flood Maps Store at www.fema.gov.

MAP NUMBER
04013C2155L
MAP REVISED
OCTOBER 16, 2013

Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using FIRM On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps, check the FEMA Flood Maps Store at www.fema.gov.





SITE MAP
N.T.S.

CACHET AT WIGWAM LITCHFIELD PARK, ARIZONA

RICK
ENGINEERING COMPANY
Phoenix

6150 NORTH 16TH STREET
PHOENIX, AZ 85016
602.957.3350
(FAX)602.285.2396

rickengineering.com

Tucson - San Diego - Sacramento - Riverside - Orange - San Luis Obispo - Bakersfield

CACHET AT THE WIGWAM

PROJECT DATA SHEET:

SITE DATA:

GENERAL PLAN AMENDMENT: PARCEL "A" WIGWAM PROPERTY
 EXISTING ZONING: MFL-LOW DENSITY MULTIFAMILY, RT-RESORT,
 OS-OPEN SPACE, AND NC-NEIGHBORHOOD COMMERCIAL

PROPOSED ZONING: RC CLUSTER

SITE AREA: 28.0 AC. +/-

DWELLING UNITS: 180

DENSITY: 6.4 DU/AC. +/-

LOT COVERAGE: 423,591 SQ.FT./1,219,680 SQ.FT. = 35%

TOTAL UNITS UNDER ROOF 421,101 SQ.FT.

REC AREA 2,490 SQ.FT.

TOTAL AREA UNDER ROOF 423,591 SQ.FT.

OPEN SPACE: 165,083 SQ.FT./1,219,680 SQ.FT. = 14%

(INCLUDES OPEN SPACE/RETENTION AND COMMON AREAS)

PROPOSED BUILDING HEIGHT : 18' SINGLE STORY, 30' TWO STORY

DISTANCE BETWEEN BUILDINGS: 10' MIN., 12'-15' TYPICAL

SETBACK REGULATIONS: 10' MIN., FRONT, SIDE, AND REAR
 YARDS, 15'-25' TYP. AT ALL PERIMETERS

UNIT MIX: 40% CONDO STYLE (72 UNITS), 35% TH STYLE (63 UNITS)
 25% PATIO HOMES (45 UNITS)

BUILDING DATA:

CONDO STYLE BUILDING TYPE 18 X 4 UNITS 72
 (UNITS, C-1, C-2, C-3, AND C-4)

PLAN 'C-1' (1ST FLR STACKED) 18 UNITS

LIVABLE 429 SQ.FT.

PLAN 'C-2' (2ND FLR STACKED) 18 UNITS

LIVABLE 393 SQ.FT.

FOYER 157 SQ.FT.

TOTAL 580 SQ.FT.

PLAN 'C-3' (1ST FLR STACKED) 18 UNITS

LIVABLE 394 SQ.FT.

PLAN 'C-4' (2ND FLR STACKED) 18 UNITS

LIVABLE 329 SQ.FT.

FOYER 171 SQ.FT.

TOTAL 500 SQ.FT.

TOWNHOME STYLE BUILDING TYPE 21 X 3 UNITS 63
 (UNITS, TH-1, TH-2, AND TH-3)

PLAN 'TH-1' 21 UNITS

LIVABLE 609 SQ.FT.

PLAN 'TH-2' 21 UNITS

LIVABLE 591 SQ.FT.

PLAN 'TH-3' (2 STORY) 21 UNITS

LIVABLE 1ST 797 SQ.FT.

LIVABLE 2ND 681 SQ.FT.

TOTAL 1478 SQ.FT.

PATIO HOME "1" LIVABLE 1898 SQ.FT. 12

PATIO HOME "2" LIVABLE 2006 SQ.FT. 15

PATIO HOME "3" LIVABLE 2205 SQ.FT. 18

TOTAL 180



SCRIVNER
 DESIGN GROUP

8-12-14

**LEGAL DESCRIPTION
WIGWAM PARCEL A**



DATE 8-11-14
JOB NO.2013-201
PAGE 1 of 3

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 21, TOWNSHIP 2 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 21, FROM WHICH THE SOUTHWEST CORNER OF SAID SECTION 21 BEARS NORTH 89 DEGREES 41 MINUTES 12 SECONDS WEST, A DISTANCE OF 2618.91 FEET;

THENCE NORTH 89 DEGREES 41 MINUTES 12 SECONDS WEST, ALONG THE SOUTH LINE OF SAID SECTION 21, A DISTANCE OF 378.41 FEET;

THENCE NORTH 00 DEGREES 18 MINUTES 48 SECONDS EAST, LEAVING SAID SOUTH LINE, A DISTANCE OF 961.75 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF VILLAGE PARKWAY AND THE **POINT OF BEGINNING** OF THE PARCEL HEREIN DESCRIBED;

THENCE NORTH 89 DEGREES 40 MINUTES 40 SECONDS WEST, ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 256.29 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 558.00 FEET;

THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 32 DEGREES 19 MINUTES 44 SECONDS, A DISTANCE OF 314.85 FEET;

THENCE NORTH 05 DEGREES 56 MINUTES 56 SECONDS WEST, LEAVING SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 26.82 FEET;

THENCE NORTH 44 DEGREES 22 MINUTES 22 SECONDS EAST, A DISTANCE OF 927.15 FEET;

THENCE NORTH 89 DEGREES 25 MINUTES 12 SECONDS EAST, A DISTANCE OF 13.56 FEET;

THENCE SOUTH 49 DEGREES 07 MINUTES 51 SECONDS EAST, A DISTANCE OF 221.18 FEET;

THENCE NORTH 88 DEGREES 32 MINUTES 42 SECONDS EAST, A DISTANCE OF 141.52 FEET;

THENCE NORTH 75 DEGREES 17 MINUTES 08 SECONDS EAST, A DISTANCE OF 96.88 FEET;

THENCE NORTH 82 DEGREES 16 MINUTES 39 SECONDS EAST, A DISTANCE OF 96.80 FEET;

THENCE SOUTH 86 DEGREES 02 MINUTES 55 SECONDS EAST, A DISTANCE OF 118.73 FEET;

THENCE NORTH 85 DEGREES 59 MINUTES 05 SECONDS EAST, A DISTANCE OF 222.02 FEET;

THENCE NORTH 78 DEGREES 51 MINUTES 37 SECONDS EAST, A DISTANCE OF 268.69 FEET;

THENCE NORTH 71 DEGREES 05 MINUTES 25 SECONDS EAST, A DISTANCE OF 206.75 FEET;

THENCE NORTH 75 DEGREES 31 MINUTES 49 SECONDS EAST, A DISTANCE OF 99.77 FEET;

THENCE SOUTH 14 DEGREES 05 MINUTES 59 SECONDS EAST, A DISTANCE OF 123.80 FEET;

THENCE SOUTH 02 DEGREES 50 MINUTES 24 SECONDS WEST, A DISTANCE OF 112.82 FEET;

THENCE SOUTH 27 DEGREES 20 MINUTES 11 SECONDS WEST, A DISTANCE OF 30.86 FEET;

THENCE SOUTH 00 DEGREES 46 MINUTES 14 SECONDS EAST, A DISTANCE OF 128.64 FEET TO THE POINT OF CURVATURE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT BEARS NORTH 67 DEGREES 09 MINUTES 20 SECONDS WEST, A RADIAL DISTANCE OF 150.00 FEET;

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 24 DEGREES 45 MINUTES 43 SECONDS, A DISTANCE OF 64.83 FEET TO A POINT OF REVERSE CURVATURE TO THE LEFT HAVING A RADIUS OF 95.98 FEET;

THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 137 DEGREES 20 MINUTES 56 SECONDS, A DISTANCE OF 230.08 FEET;

THENCE SOUTH 89 DEGREES 44 MINUTES 33 SECONDS EAST, A DISTANCE OF 62.37 FEET TO A POINT ON SAID WEST RIGHT OF WAY LINE OF LITCHFIELD ROAD;

THENCE SOUTH 00 DEGREES 15 MINUTES 27 SECONDS WEST, ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 193.37 FEET;

THENCE SOUTH 45 DEGREES 17 MINUTES 23 SECONDS WEST, LEAVING SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 29.68 FEET TO A POINT ON SAID NORTH RIGHT OF WAY LINE OF VILLAGE PARKWAY;

THENCE NORTH 89 DEGREES 40 MINUTES 40 SECONDS WEST, ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 623.47 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 120.00 FEET;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 44 DEGREES 24 MINUTES 55 SECONDS, A DISTANCE OF 93.02 FEET TO A POINT OF REVERSE CURVATURE TO THE LEFT HAVING A RADIUS OF 125.00 FEET;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 44 DEGREES 24 MINUTES 55 SECONDS, A DISTANCE OF 96.90 FEET;

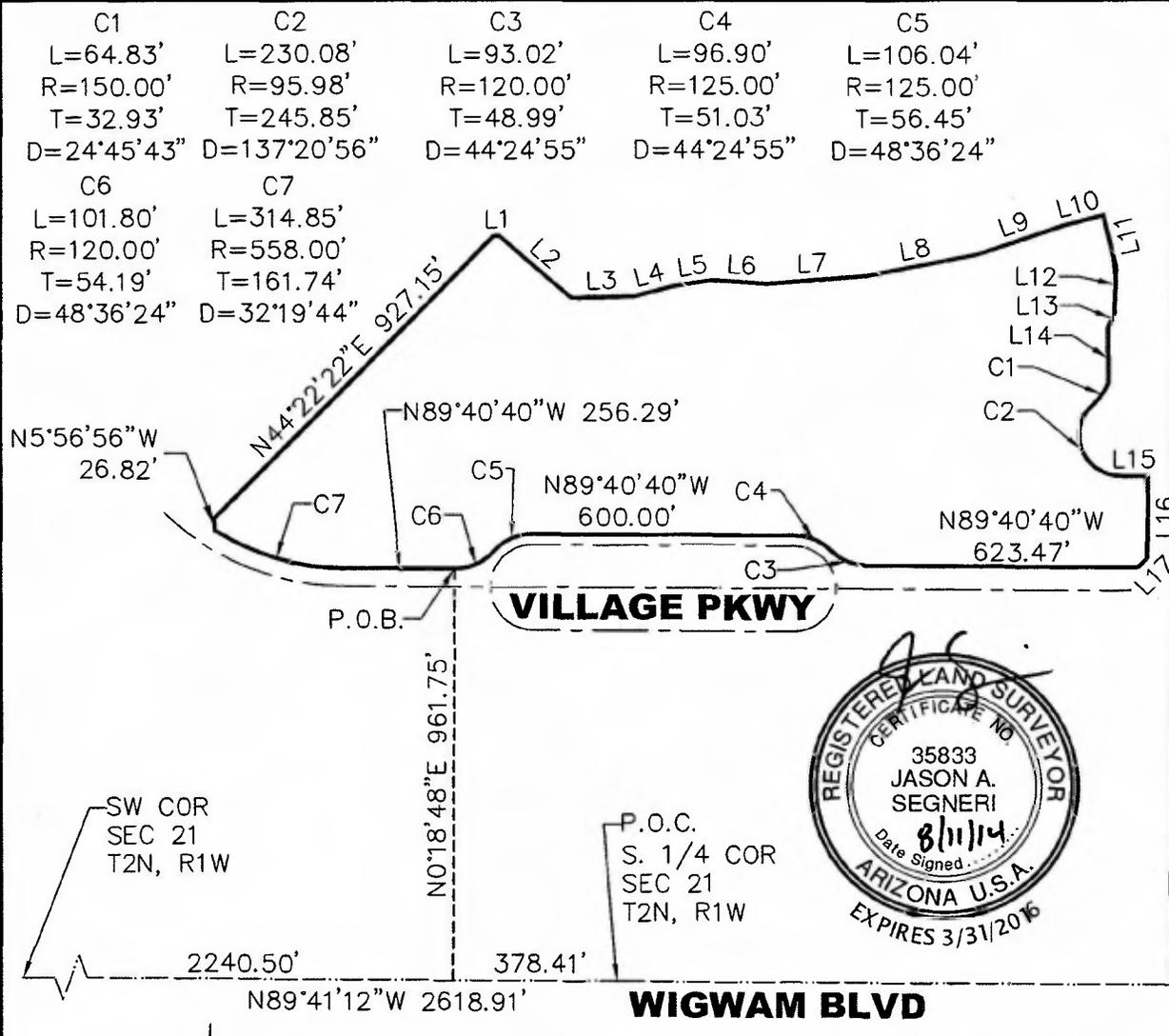
THENCE NORTH 89 DEGREES 40 MINUTES 40 SECONDS WEST, A DISTANCE OF 600.00 FEET TO A POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 125.00 FEET;

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 48 DEGREES 36 MINUTES 24 SECONDS, A DISTANCE OF 106.04 FEET TO A POINT OF REVERSE CURVATURE TO THE RIGHT HAVING A RADIUS OF 120.00 FEET;

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 48 DEGREES 36 MINUTES 24 SECONDS, A DISTANCE OF 101.80 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED.

SAID PARCEL CONTAINS 1,224,538 SQUARE FEET OR 28.111 ACRES





LINE TABLE		
LINE	DIRECTION	LENGTH
L1	N89°25'12"E	13.56'
L2	S49°07'51"E	221.18'
L3	N88°32'42"E	141.52'
L4	N75°17'08"E	96.88'
L5	N82°16'39"E	96.80'
L6	S86°02'55"E	118.73'
L7	N85°59'05"E	222.02'
L8	N78°51'37"E	268.69'
L9	N71°05'25"E	206.75'
L10	N75°31'49"E	99.77'
L11	S14°05'59"E	123.80'
L12	S2°50'24"W	112.82'
L13	S27°20'11"W	30.86'
L14	S0°46'14"E	128.64'
L15	S89°44'33"E	62.37'
L16	S0°15'27"W	193.37'
L17	S45°17'23"W	29.68'



SIG

SURVEY INNOVATION GROUP, INC

Ph (480) 922 0780 *Land Surveying Services* Fx (480) 922 0781
7301 EAST EVANS ROAD, SCOTTSDALE, AZ 85260

WIGWAM PARCEL A
HIGH DENSITY RESIDENTIAL (HDR)
LITCHFIELD PARK, ARIZONA

JOB#13-201	DWG: 13-201 PARCEL A	DATE: 8-11-14
SCALE: NTS	DRAWN: RMH	CHECK: JAS
		SHEET: 1 OF 1



August 7, 2014

Mr. Tom O'Malley
JDM Partners
2400 E. Arizona Biltmore Circle
Building 2, Suite 1270
Phoenix, AZ 85016

Re: Catchet Homes at the Wigwam, Litchfield Park, Arizona
Traffic Impact Review

Dear Mr. O'Malley:

This letter outlines our findings regarding the traffic issues related to the proposed 180 unit residential development for the currently vacant parcel at the northwest corner of the intersection of Village Parkway and Litchfield Road. The site is bounded on the south by the existing Village Parkway. The project is bounded on the west by the Village at Litchfield Park, Phase 1 residential neighborhood; on the north by the Wigwam "Red" Golf Course; and on the east by Litchfield Road. The street system that will serve these developments is essentially complete and a traffic analysis report was previously prepared to determine the appropriate improvements needed to provide the desired level of service for the area.

The evaluation of the area transportation system was originally completed in the Litchfield Park Condominium Project Traffic Impact Study prepared by Wilson & Company addressing essentially the same residential parcel. This analysis identified the land use for the parcel as 390 Hotel/Rental Units and calculated the trip generation and associated improvement recommendations using ITE Land Use code 310. The proposed circulation system included two access points, one on the west side of Litchfield Road north of Village Parkway and a second on the north side of Village Parkway midway along the landscaped median feature owned by the Town, west of Litchfield Road. Both access points were proposed to be right-in and right-out only due to the adjacent medians. A copy of the site plan and the original trip generation calculations from the Litchfield Park Condominium Project Traffic Impact Study are attached.

The current plan proposes a 180 unit residential project including 45 single family detached patio homes and 135 condominium and townhouse units. The proposed access points are essentially the same as the previous plan. The current site plan is attached.

In order to review the applicability of the Litchfield Park Condominium Project Traffic Impact Study recommendations, the trip generation calculations for the parcel under the previous site plan is compared to the calculations prepared for the proposed uses under the current site plan.

Using trip rates provided in the Institute of Transportation Engineers' Trip Generation, 9th Edition, the number of trips generated for the parcel under the Litchfield Park Condominium Traffic Impact Study land use assumption was calculated. Based on these calculations, it was concluded that the site under the previous land use would be expected to generate 3,188 daily trips with 207 trips occurring

in the AM peak hour and 234 trips occurring in the PM peak hour. These calculations are shown in the attached summary.

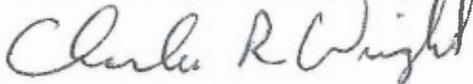
Similarly, the number of trips generated for the parcel under the Catchet Homes at the Wigwam land use assumptions was calculated. Based on these calculations, it was determined that the site under the current site plan would be expected to generate 1,216 daily trips with 95 trips occurring in the AM peak hour and 115 trips occurring in the PM peak hour. These calculations are also shown in the attached summary.

The calculations show that the land use assumption under the Catchet Homes at the Wigwam site plan will generate significantly fewer trips than the land uses anticipated in the original Litchfield Park Condominium Traffic Impact Study. The daily trips are reduced by 62% and the AM and PM peak hour trips are reduced by 55% and 51% respectively. The previous analysis indicated that the access points, as recommended (which are unchanged between plans), have sufficient capacity to accommodate the traffic generated by the proposed development. The recommended traffic control provisions, notably the addition of a traffic signal at the intersection of Litchfield Road and Village Parkway, and access geometric recommendations generated under the previous plans would continue to be appropriate under the current plan. With the anticipated reduction in volumes associated with the Catchet Homes at the Wigwam site plan, the current development plan would result in levels of service that are improved from what was calculated in the Litchfield Park Condominium Traffic Impact Study.

If you have any further questions please feel free to contact me at (602) 944-5500.

Very truly yours,

KIMLEY-HORN AND ASSOCIATES, INC

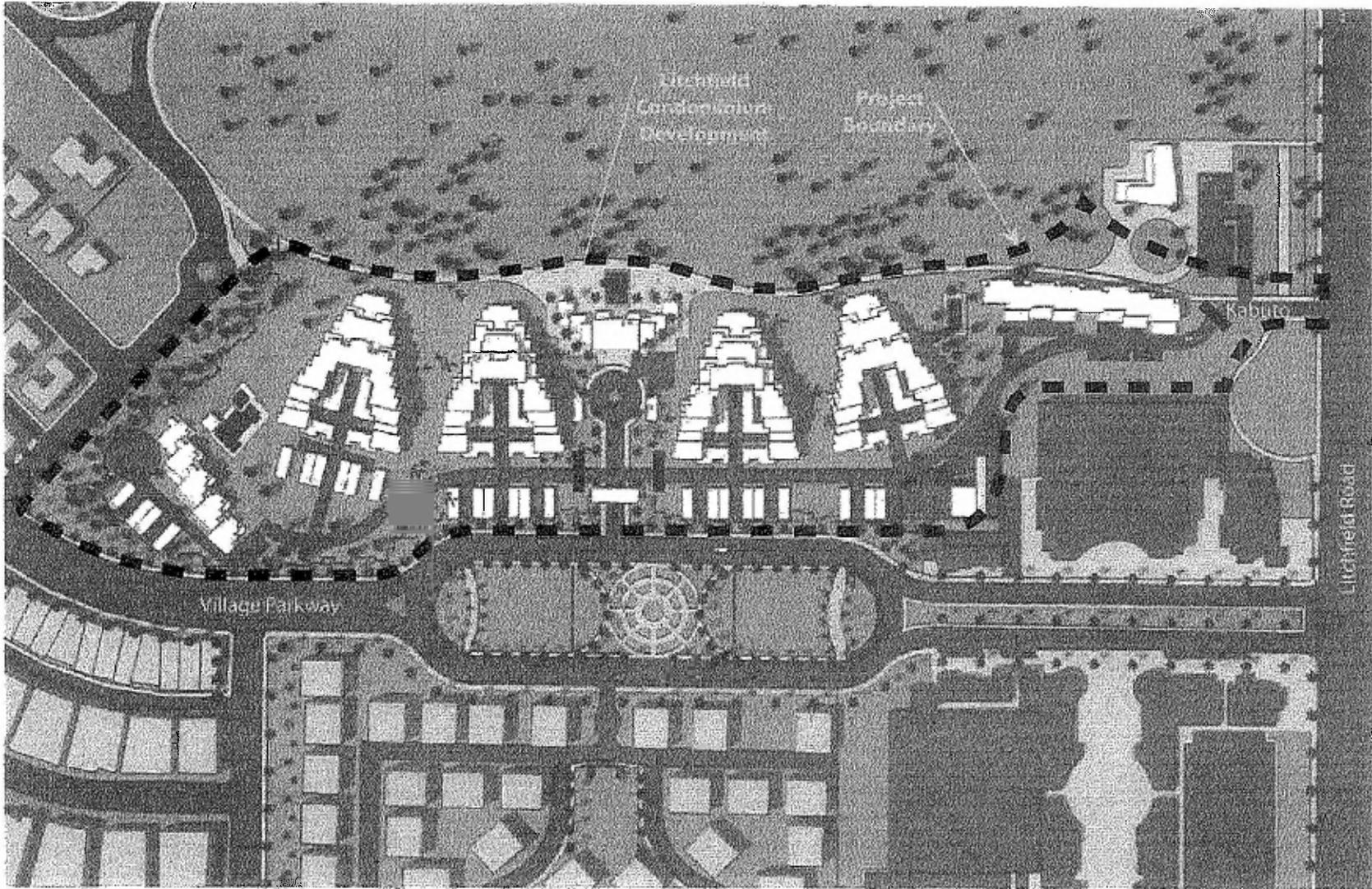


Charles R. Wright, P.E.

Attachments

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LEGEND

 Proposed Gate Location


No Scale

Litchfield Park Condominium Development Traffic Impact Study

4.0 TRAFFIC PROJECTIONS

4.1 Site Traffic Trip Generation

The Institute of Transportation Engineers (ITE) Trip Generation, Seventh Edition provides trip generation data for various land uses. Using methodology and trip rates provided in this manual, project trip generation was developed for the proposed development land use scenario.

Golf carts will be used by hotel guests to connect to the Wigwam Resort via both a private underpass beneath Litchfield Road, and a planned public underpass to be accessed from Rosewood Plaza under Litchfield Road. To provide a conservative estimate of potential impacts to the transportation system, no allowance was made for this alternative mode in project trip generation.

Rosewood Plaza, an adjacent development, is estimated to capture at least 20 percent of the peak hour trips from the Litchfield Park Condominium Development. Table 4-1 provides a summary of the resultant external trips generated by the development.

**TABLE 4-1
LITCHFIELD CONDOMINIUM PEAK HOUR EXTERNAL TRIP GENERATION SUMMARY**

LAND-USE	TRIPS GENERATED			
	AM External		PM External	
	IN	OUT	IN	OUT
390 Hotel/Rental Units (ITE 310)	133	85	122	108
Less Rosewood Plaza Capture (20 percent reduction)	-27	-17	-24	-22
Total	106	68	98	86

Source: Wilson & Company, July 24, 2006.

4.2 Site Traffic Trip Distribution

The resultant project trips were assigned to the regional roadway network based on an assessment of regional population distribution found in the MAG Year 2008 socioeconomic forecast data. Figure 4-1 and Table 4-2 shows the generalized site traffic regional distribution patterns for future Year 2008. The distribution used for this analysis is consistent with the trip distribution methodology and percentages found in the *Rosewood Plaza Traffic Impact Study*.

**TABLE 4-2
SITE TRAFFIC TRIP DISTRIBUTION**

DIRECTION	PERCENTAGE	FUTURE YEAR - 2008			
		AM		PM	
		IN	OUT	IN	OUT
NORTH	25	27	17	25	22
SOUTH	35	37	24	35	30
EAST	20	21	14	20	17
WEST	20	21	14	20	17
TOTAL	100	106	68	110	86

Source: Wilson & Company, July 24, 2006.



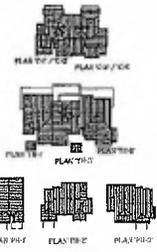
APPROXIMATE AREA: 28.0 AC. +/-

CONDO STYLE BUILDING TYPE (UNITS C-1, C-2, C-3, AND C-4)	18 X 4 UNITS	72
TOWNHOME STYLE BUILDING TYPE (UNITS TH-1, TH-2, AND TH-3)	21 X 3 UNITS	63
PATIO HOME "1"	LIVABLE 1898 SQ.FT.	12
PATIO HOME "2"	LIVABLE 2005 SQ.FT.	15
PATIO HOME "3"	LIVABLE 2205 SQ.FT.	18
PATIO HOMES		45
TOTAL		180

PROJECT DATA:

PLAN C-1 (1ST FLR STACKED)	18 UNITS
PLAN C-2 (2ND FLR STACKED)	18 UNITS
PLAN C-3 (1ST FLR STACKED)	18 UNITS
PLAN C-4 (2ND FLR STACKED)	18 UNITS
PLAN TH-1	21 UNITS
PLAN TH-2	21 UNITS
PLAN TH-3 (2 STORY)	21 UNITS
TOTAL	180 UNITS

UNIT MIX:
40% CONDO STYLE (72 UNITS)



35% TH STYLE (63 UNITS)

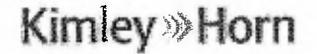
25% PATIO HOMES (45 UNITS)

* DENOTES TWO STORY MASSING

CACHET HOMES AT THE WIGWAM

Cachet
HOMES, L.L.C.
SCRIVNER
DESIGN GROUP
SCALE: 1"=60'
7-10-14

Trip Generation Planner (9th Edition) - Summary Report



Weekday Trip Generation
Trips Based on Average Rates/Equations

Project Name
Project Number

ITE Code	Internal Capture Land Use	Land Use Description	Independent Variable	No. of Units	Avg Rate or Eq	Rates			Total Trips				Net Trips after Internal Capture				Net Trips after Internal Capture & Pass-By					
						Daily Rate	AM Rate	PM Rate	Daily Trips	AM Trips	PM Trips	PM Trips	Daily Trips	AM Trips	PM Trips	PM Trips	Daily Trips	AM Trips	PM Trips	PM Trips		
310	Hotel	Hotel	Rooms	390	Avg	8.17	0.53	0.60	3188	207	234	122	85	119	115	3188	207	234	122	85	119	115
						Totals				3188	207	234	122	85	119	3188	207	234	122	85	119	115

- Notes:
- (1) AM and/or PM rates correspond to peak hour of generator
 - A Trip Generation data from ITE Trip Generation, 9th Edition
 - B AM/PM rates correspond to peak of adjacent street traffic (if data available)
 - C Includes weekday rates only
 - D Total trips include pass-by trips w/ no internal capture
 - E Pass-by rates from ITE Trip Generation Handbook, 2nd Edition
 - F Internal capture rates from ITE Trip Generation Handbook, 2nd Edition
 - G Worksheet is intended as a planning tool. Verify results w/ ITE Trip Generation 9th Edition

Weekday Trip Generation
Trips Based on Average Rates/Equations

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ITE Code	Internal Capture Land Use	Land Use Description	Independent Variable	No. of Units	Avg Rate or Eq	Rates			Total Trips				Net Trips after Internal Capture				Net Trips after Internal Capture & Pass-By												
						Daily Rate	AM Rate	PM Rate	Daily Trips	AM Trips	PM Trips	AM Trips In	AM Trips Out	PM Trips In	PM Trips Out	Daily Trips	AM Trips	PM Trips	AM Trips In	AM Trips Out	PM Trips In	PM Trips Out							
		Single-Family Detached Housing	Dwelling Unit(s)	45	Avg	8.52	0.75	1.00	430	34	45	9	25	28	17	430	34	45	9	25	28	17	430	34	45	9	25	28	17
		Residential Condominium/Townhouse	Dwelling Units	135	Avg	5.81	0.44	0.52	786	59	70	10	49	47	23	786	59	70	10	49	47	23	786	59	70	10	49	47	23
Totals									1216	93	115	19	74	75	40	1216	93	115	19	74	75	40	1216	93	115	19	74	75	40

- Notes:
 (1) AM and/or PM rates correspond to peak hour of generator
- A Trip Generation data from ITE *Trip Generation, 9th Edition*
 - B AM/PM rates correspond to peak of adjacent street traffic (if data available)
 - C Includes weekday rates only
 - D Total trips include pass-by trips w/ no internal capture
 - E Pass-by rates from ITE *Trip Generation Handbook, 2nd Edition*
 - F Internal capture rates from ITE *Trip Generation Handbook, 2nd Edition*
 - G Worksheet is intended as a planning tool. Verify results w/ ITE *Trip Generation 9th Edition*

INFORMATION

The Title Insurance Commitment is a legal contract between you and the company. It is issued to show the basis on which we will issue a Title Insurance Policy to you. The Policy will insure you against certain risks to the land title, subject to the limitations shown in the Policy

The Company will give you a sample of the Policy form, if you ask.

The Commitment is based on the land title as of the Commitment Date. Any changes in the land title or the transaction may affect the Commitment and the Policy.

The Commitment is subject to its Requirements, Exceptions and Conditions.

THIS INFORMATION IS NOT PART OF THE TITLE INSURANCE COMMITMENT.



COMMITMENT FOR TITLE INSURANCE

ISSUED BY

First American Title Insurance Company
through its Division

First American Title Insurance Company

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 COMMITMENT DATE Schedule A (Page 1)
 POLICIES TO BE ISSUED, AMOUNTS AND PROPOSED INSURED Schedule A (Page 1)
 INTEREST IN THE LAND Schedule A (Exhibit A)
 DESCRIPTION OF THE LAND on the following page
 EXCEPTIONS - PART ONE Schedule B (inside)
 EXCEPTIONS - PART TWO Schedule B (inside)
 REQUIREMENTS (Standard) on the third page
 REQUIREMENTS (Continued) Requirements (inside)
 CONDITIONS on the third page

YOU SHOULD READ THE COMMITMENT VERY CAREFULLY

If you have any questions about the Commitment, contact:

***First American Title Insurance Company National Commercial Services
2425 E. Camelback Road, Suite 300, Phoenix, AZ 85016***

AGREEMENT TO ISSUE POLICY

We agree to issue a policy to you according to the terms of this Commitment. When we show the policy amount and your name as the proposed insured in Schedule A, this Commitment becomes effective as of the date shown in Schedule A.

If the Requirements shown in this Commitment have not been met within six months after the Commitment Date, our obligation under this Commitment will end. Also, our obligation under this Commitment will end when the Policy is issued and then our obligation to you will be under the Policy.

Our obligation under the Commitment is limited by the following:

**The Provisions in Schedule A
The Requirements
The Exceptions in Schedule B - Parts 1 and 2
The Conditions**

This Commitment is not valid without SCHEDULE A and Parts 1 and 2 of SCHEDULE B.

SCHEDULE B - EXCEPTIONS

Any Policy we issue will have the following exceptions unless they are taken care of to our satisfaction.

Part One: (for use with 2006 ALTA policies)

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests or claims that are not shown by the Public Records but which could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.

Part One: (for use with 1992 and prior ALTA policies)

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.

Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.

2. Any facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of the land or by making inquiry of persons in possession thereof.
3. Easements, liens or encumbrances, or claims thereof, which are not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water; whether or not the aforementioned matters excepted are shown by the public records.
6. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.

Part One of Schedule B will be eliminated from any A.L.T.A. Extended Coverage Policy, A.L.T.A. Plain Language Policy and policies with EAGLE Protection added. However, the same or similar exception may be made in Schedule B of those policies in conformity with Schedule B, Part Two of this Commitment.

**REQUIREMENTS
(Standard)**

The following requirements must be met:

- (a) Pay the agreed amounts for the interest in the land and/or the mortgage to be insured.
- (b) Pay us the premiums, fees and charges for the policy.
- (c) Documents satisfactory to us creating the interest in the land and/or the mortgage to be insured must be signed, delivered and recorded.
- (d) You must tell us in writing the name of anyone not referred to in this commitment who will get interest in the land or who will make a loan on the land. We may then make additional requirements or exceptions.

(Continued on Requirements Page)

CONDITIONS

- 1. **DEFINITIONS**
 - (a) "Mortgage" means mortgage, deed of trust or other security instrument.
 - (b) "Public Records" means title records that give constructive notice of matters affecting the title according to the state law where the land is located.
- 2. **LATER DEFECTS**

The Exceptions in Schedule B may be amended to show any defects, liens or encumbrances that appear for the first time in the public records or are created or attached between the Commitment Date and the date on which all of the Requirements are met. We shall have no liability to you because of this amendment.
- 3. **EXISTING DEFECTS**

If any defects, liens or encumbrances existing at Commitment Date are not shown in Schedule B, we may amend Schedule B to show them. If we do amend Schedule B to show these defects, liens or encumbrances, we shall be liable to you according to Paragraph 4 below unless you knew of this information and did not tell us about it in writing.
- 4. **LIMITATION OF OUR LIABILITY**

Our only obligation is to issue to you the Policy referred to in this Commitment, when you have met its Requirements. If we have any liability to you for any loss you incur because of an error in this Commitment, our liability will be limited to your actual loss caused by your relying on this Commitment when you acted in good faith to:

 - comply with the Requirements
 - or
 - eliminate with our written consent any Exceptions shown in Schedule B

We shall not be liable for more than the Amount shown in Schedule A of this Commitment and our liability is subject to the terms of the Policy form to be issued to you.
- 5. **CLAIMS MUST BE BASED ON THIS COMMITMENT**

Any claims, whether or not based on negligence, which you may have against us concerning the title to the land must be based on this Commitment and is subject to its terms

**First American Title
Insurance Company
National Commercial
Services**



**The First American
Corporation**

PRIVACY POLICY

We Are Committed to Safeguarding Customer Information

In order to better serve your needs now and in the future, we may ask you to provide us with certain information. We understand that you may be concerned about what we will do with such information - particularly any personal or financial information. We agree that you have a right to know how we will utilize the personal information you provide to us. Therefore, together with our parent company, The First American Corporation, we have adopted this Privacy Policy to govern the use and handling of your personal information.

Applicability

This Privacy Policy governs our use of the information which you provide to us. It does not govern the manner in which we may use information we have obtained from any other source, such as information obtained from public records or from another person or entity. First American has also adopted broader guidelines that govern our use of personal information regardless of its source. First American calls these guidelines its *Fair Information Values*, a copy of which can be found on our web site at www.firstam.com.

Types of Information

Depending upon which of our services you are utilizing, the types of nonpublic personal information that we may collect include:

- Information we receive from you on applications, forms and in other communications to us, whether in writing, in person, by telephone or any other means;
- Information about your transactions with us, our affiliated companies, or others; and
- Information we receive from a consumer reporting agency.

Use of Information

We request information from you for our own legitimate business purposes and not for the benefit of any nonaffiliated party. Therefore, we will not release your information to nonaffiliated parties except: (1) as necessary for us to provide the product or service you have requested of us; or (2) as permitted by law. We may, however, store such information indefinitely, including the period after which any customer relationship has ceased. Such information may be used for any internal purpose, such as quality control efforts or customer analysis. We may also provide all of the types of nonpublic personal information listed above to one or more of our affiliated companies. Such affiliated companies include financial services providers, such as title insurers, property and casualty insurers, and trust and investment advisory companies, or companies involved in real estate services, such as appraisal companies, home warranty companies, and escrow companies. Furthermore, we may also provide all information we collect, as described above, to companies that perform marketing services on our behalf, on behalf of our affiliated companies, or to other financial institutions with whom we or our affiliated companies have joint marketing agreements.

Former Customers

Even if you are no longer our customer, our Privacy Policy will continue to apply.

Confidentiality and Security

We will use our best efforts to ensure that no unauthorized parties have access to any of your information. We restrict access to nonpublic personal information about you to those individuals and entities who need to know that information to provide products and services to you. We will use our best efforts to train and oversee our employees and agents to ensure that your information will be handled responsibly and in accordance with this Privacy Policy and First American's *Fair Information Values*. We currently maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.

**First American Title Insurance Company
National Commercial Services**

SCHEDULE A

ESCROW/CLOSING INQUIRIES should be directed to your Escrow Officer: **Carol Peterson at (602)567-8100**

Effective Date: **January 15, 2014** at 7:30 a.m.

1. Policy or (Policies) to be issued:

ALTA 2006 Extended Owner's Policy for \$0.00

Proposed Insured:

To Be Determined

2. The estate or interest in the land described or referred to in this commitment and covered herein is Fee as to Parcel 1 and Easement as to Parcels 2 and 3 and title thereto is at the effective date hereof vested in:

Wigwam Town Parcels, LLC, an Arizona limited liability company

3. Title to the estate or interest in the land upon issuance of the policy shall be vested in:

To Be Determined

4. The land referred to in this Commitment is located in Maricopa County, AZ and is described as:

SEE EXHIBIT "A " ATTACHED HEREIN

Title officer: Ron B. Robertson @ (602)567-8160/rrobertson@firstam.com.

Pages 1 through 5 of this document consist of the Title Insurance Commitment contract and our Privacy Policy.

EXHIBIT "A"

PARCEL 1:

THAT CERTAIN PORTION OF TRACT C-I AND ALL OF TRACT C-3 AS SHOWN ON THE FINAL PLAT OF "THE VILLAGE AT LITCHFIELD PARK PHASE 1" AS RECORDED IN BOOK 575, PAGE 33, MARICOPA COUNTY RECORDS TOGETHER WITH THAT CERTAIN PORTION OF "WIGWAM GOLF COURSE" BEING LOCATED IN PART OF THE SOUTH HALF OF SECTION 21, TOWNSHIP 2 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION;

THENCE NORTH $00^{\circ} 45' 17''$ EAST ALONG THE NORTH-SOUTH MID-SECTION LINE OF SAID SECTION A DISTANCE OF 1,044.70 FEET TO THE POINT OF BEGINNING IN THE SOUTH LINE OF SAID TRACT C-I;

THENCE NORTH $89^{\circ} 23' 37''$ WEST ALONG SAID SOUTH LINE A DISTANCE OF 197.47 FEET TO THE BEGINNING OF A TANGENT CURVE THEREIN CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 125.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $48^{\circ} 36' 24''$ AN ARC LENGTH OF 106.04 FEET TO THE BEGINNING OF A TANGENT CURVE THEREIN CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 120.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID LAST MENTIONED CURVE THROUGH A CENTRAL ANGLE OF $48^{\circ} 36' 24''$ AN ARC LENGTH OF 101.80 FEET;

THENCE NORTH $89^{\circ} 23' 37''$ WEST CONTINUING ALONG SAID SOUTH LINE A DISTANCE OF 256.29 FEET TO THE BEGINNING OF A TANGENT CURVE THEREIN CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 558.00 FEET;

THENCE NORTHWESTERLY ALONG SAID LAST MENTIONED CURVE THROUGH A CENTRAL ANGLE OF $32^{\circ} 19' 44''$ AN ARC LENGTH OF 314.85 FEET TO THE WESTERLY LINE OF SAID TRACT C-I;

THENCE NORTH $05^{\circ} 39' 53''$ WEST ALONG SAID WESTERLY LINE A DISTANCE OF 26.82 FEET;

THENCE NORTH $44^{\circ} 39' 25''$ EAST CONTINUING ALONG SAID WESTERLY LINE A DISTANCE OF 712.49 FEET TO THE NORTHERLY LINE OF SAID TRACT C-I;

THENCE SOUTH $75^{\circ} 14' 50''$ EAST ALONG SAID NORTHERLY LINE A DISTANCE OF 212.10 FEET TO THE BEGINNING OF A TANGENT CURVE THEREIN CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 561.53 FEET;

THENCE SOUTHEASTERLY ALONG SAID LAST MENTIONED CURVE THROUGH A CENTRAL ANGLE OF $11^{\circ} 24' 03''$ AN ARC LENGTH OF 111.73 FEET TO THE POINT OF INTERSECTION OF SAID LAST MENTIONED CURVE WITH A NON-RADIAL LINE BEARING NORTH $55^{\circ} 28' 22''$ EAST;

THENCE LEAVING SAID NORTHERLY LINE NORTH $55^{\circ} 28' 22''$ EAST ALONG SAID NON- RADIAL LINE A DISTANCE OF 129.70 FEET;

THENCE SOUTH $88^{\circ} 54' 40''$ EAST 157.88 FEET;

THENCE SOUTH $48^{\circ} 09' 03''$ EAST 130.21 FEET TO SAID NORTHERLY LINE;

THENCE SOUTH 87° 25' 04" EAST ALONG SAID NORTHERLY LINE AND THE NORTHERLY LINE OF SAID TRACT C-3 A DISTANCE OF 619.32 FEET TO THE BEGINNING OF A TANGENT CURVE THEREIN CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 538.69 FEET; THENCE SOUTHEASTERLY ALONG SAID LAST MENTIONED CURVE THROUGH A CENTRAL ANGLE OF 20° 32' 47" AN ARC LENGTH OF 193.18 FEET;

THENCE SOUTH 66° 52' 17" EAST CONTINUING ALONG THE NORTHERLY LINE OF SAID TRACT C-3 A DISTANCE OF 93.53 FEET TO THE BEGINNING OF A NON-TANGENT CURVE IN THE SOUTHEASTERLY LINE OF SAID TRACT C-3 BEING CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 150.00 FEET, THE RADIUS POINT OF WHICH BEARS NORTH 66° 52' 24" WEST;

THENCE SOUTHWESTERLY ALONG SAID LAST MENTIONED CURVE THROUGH A CENTRAL ANGLE OF 24° 45' 49" AN ARC LENGTH OF 64.83 FEET TO THE BEGINNING OF A TANGENT CURVE THEREIN CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 95.98 FEET;

THENCE SOUTHWESTERLY ALONG SAID LAST MENTIONED CURVE THROUGH A CENTRAL ANGLE OF 16° 04' 43" AN ARC LENGTH OF 26.93 FEET TO THE POINT OF INTERSECTION OF SAID LAST MENTIONED CURVE WITH A NON-RADIAL LINE BEARING NORTH 89° 23' 37" WEST;

THENCE NORTH 89° 23' 37" WEST ALONG SAID LAST MENTIONED NON-RADIAL LINE TO THE EASTERLY LINE OF SAID TRACT C-I A DISTANCE OF 342.60 FEET;

THENCE SOUTH 35° 29' 56" WEST ALONG SAID EASTERLY LINE A DISTANCE OF 48.25 FEET TO THE BEGINNING OF A TANGENT CURVE THEREIN CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 105.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID LAST MENTIONED CURVE THROUGH A CENTRAL ANGLE OF 17° 21' 34" AN ARC LENGTH OF 31.81 FEET TO THE POINT OF INTERSECTION OF SAID LAST MENTIONED CURVE WITH A NON-RADIAL LINE BEARING NORTH 90° 00' 00" WEST;

THENCE LEAVING SAID EASTERLY LINE NORTH 90° 00' 00" WEST ALONG SAID LAST MENTIONED NON-RADIAL LINE A DISTANCE OF 16.64 FEET;

THENCE SOUTH 34° 01' 25" WEST 63.39 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 194.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID LAST MENTIONED CURVE THROUGH A CENTRAL ANGLE OF 45° 25' 00" AN ARC LENGTH OF 153.78 FEET TO THE POINT OF INTERSECTION OF SAID LAST MENTIONED CURVE WITH A NON-RADIAL LINE BEARING SOUTH 00° 00' 00" WEST;

THENCE SOUTH 00° 00' 00" WEST ALONG SAID LAST MENTIONED NON-RADIAL LINE A DISTANCE OF 70.42 FEET;

THENCE SOUTH 89° 23' 37" EAST 6.34 FEET TO A CORNER IN THE SOUTH LINE OF SAID TRACT C-I;

THENCE SOUTH 40° 45' 27" WEST ALONG SAID SOUTH LINE OF TRACT C-I A DISTANCE OF 58.16 FEET TO THE BEGINNING OF A NON-TANGENT CURVE THEREIN CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 125.00 FEET, THE RADIUS POINT OF WHICH BEARS SOUTH 40° 45' 27" WEST;

THENCE NORTHWESTERLY ALONG SAID LAST MENTIONED CURVE THROUGH A CENTRAL ANGLE OF 40° 09' 04" AN ARC LENGTH OF 87.60 FEET;

THENCE NORTH 89° 23' 37" WEST CONTINUING ALONG SAID SOUTH LINE OF TRACT C-I A DISTANCE OF 402.53 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

A NON-EXCLUSIVE EASEMENT FOR THE INSTALLATION, USE, OPERATION, MAINTENANCE, LIGHTING AND UTILITIES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS AS SET FORTH IN SIGN EASEMENT RECORDED NOVEMBER 21, 2001 IN DOCUMENT NO. 2001-1092607.

PARCEL 3:

A NON-EXCLUSIVE EASEMENT FOR PEDESTRIAN AND VEHICULAR INGRESS, EGRESS AND ACCESS FOR MAINTENANCE AND EMERGENCY PERSONNEL AND VEHICLES AS SET FORTH IN ACCESS EASEMENT RECORDED NOVEMBER 21, 2001 IN DOCUMENT NO. 2001-1092608.

**First American Title Insurance Company
National Commercial Services**

SCHEDULE B

PART TWO:

1. Second installment of 2013 taxes, a lien, payable on or before March 1, 2014, and delinquent May 1, 2014.
2. Taxes for the full year of 2014.
(The first half is due October 1, 2014 and is delinquent November 1, 2014. The second half is due March 1, 2015 and is delinquent May 1, 2015 .)
3. Any additional taxes which may become a lien by reason of the county assessor reassessing the within described premises for the year(s) 2014.
4. Any charge upon said land by reason of its inclusion in Awenasa Condominium Association. (All assessments due and payable are paid.)
5. Reservations or Exceptions in Patents, or in Acts authorizing the issuance thereof.
6. Water, Sewer, 28' Ingress/egress, public utility and fire hydrant easements shown on the plat of Awenasa Condominiums, as recorded in Plat Book 939 of Maps, Page(s) 33, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
7. Restrictions as to the Exterior Design Materials as set forth in Deed recorded August 10, 2001 as 2001-738015 of Official Records.
8. Covenants, Conditions and Restrictions as set forth in Declaration of Covenants, Conditions and Restrictions for The Village at Litchfield Park Phase 1 Regarding Membership in The Central Arizona Groundwater Replenishment District recorded in August 28, 2001 as 2001-789821, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
9. The terms and provisions contained in the document entitled "Agreement and Notice of Municipal Provider Reporting Requirements for The Village at Litchfield Park Phase 1 Regarding Membership in The Central Arizona Groundwater Replenishment District" recorded August 28, 2001 as 2001-789822 of Official Records.
10. The terms and provisions contained in the document entitled "Development Agreement" recorded October 09, 2001 as 2001-937437 of Official Records and amended April 25, 2006 as 2006-545450 of Official Records.
11. All matters as set forth in Easement Agreement, recorded October 15, 2007 as 2007-112245 of Official Records.

12. An easement for electric lines and incidental purposes in the document recorded as Book 69 of Miscellaneous, Page 409 and clarification of easement width recorded as 85-580147 of Official Records.
13. An easement for electric lines and incidental purposes in the document recorded as Docket 11158 and Page 1136.
14. An easement for electric lines and incidental purposes in the document recorded as Docket 12989 and Page 436.
15. An easement for transmission, distribution of electricity and incidental purposes in the document recorded as 2007-1096444 of Official Records.
16. Notes and Restrictions as to vehicular non-access easements as depicted on Book 575 of Maps, Page 33, records of Maricopa County, Arizona and private ingress/egress easement shown on said map was terminated by document recorded as 2007-004001 of Official Records.
17. All matters as set forth in Water Facilities Easement, Operation and Maintenance Agreement, recorded as 90-0148612 of Official Records, and amended as 92-0198179 of Official Records, and thereafter Partial Termination and Amendment recorded as 2001-0738023 of Official Records and Assignment recorded June 12, 2007 as 2007-679048 and Assignment & Assumption Agreement recorded December 16, 2009 as 2009-1151532 of Official Records and Assignment and Assumption recorded July 16, 2010 as 2010-607133 of Official Records.
18. All matters as set forth in Record of Survey, recorded August 23, 2013 as Book 1158 of Maps, Page 14.
19. Survey matters disclosed by Special Warranty Deed recorded August 01, 2013 as 2013-0704654 of Official Records.
20. Any facts, rights, interests or claims that may exist or arise by reason of the following matters disclosed by an ALTA/ACSM survey made by _____ on _____, designated Job Number _____:

21. The rights of parties in possession by reason of any unrecorded lease or leases or month to month tenancies affecting any portion of the within described property.

NOTE: This matter will be more fully set forth or deleted upon compliance with the applicable requirement(s) set forth herein.
22. Water rights, claims or title to water, whether or not shown by the public records.

End of Schedule B

**First American Title Insurance Company
National Commercial Services**

REQUIREMENTS:

1. Compliance with A.R.S. 11-480 relative to all documents to be recorded in connection herewith. See note at end of this section for details.

2. First half of 2013 taxes are paid in full.

NOTE: See attached tax sheets for the following 109 Parcel Numbers:

501-73-516 4 through 501-73-624 1

3. The property is exempt from taxes for the year 2013.

NOTE: Taxes are assessed in the total amount of \$0.00 for the year 2013 under Assessor's Parcel No. 501-73-625 9.

4. Proper evidence showing that all assessments due and payable, levied by Awenasa Condominium Association, have been paid to and including the closing date of this transaction.

5. Record partial release and reconveyance of a Deed of Trust securing an original indebtedness in the amount of \$5,000,000.00, recorded October 28, 2013 as 2013-0943379 of Official Records.

Dated: October 25, 2013

Trustor: Wigwam Town Parcels, L.L.C., an Arizona limited liability company

Trustee: First American Title Insurance Company

Beneficiary: Meridian Bank, N.A.

6. Record Partial Release of a financing statement recorded October 28, 2013 as 2013-0943380 of Official Records.

Debtor: Wigwam Town Parcels, L.L.C., an Arizona limited liability company

Secured Party: Meridian Bank, N.A.

7. Record Release of Mechanic's Lien recorded December 30, 2013 as 2013-1092247 of Official Records, Ryan Mechanical Company, (Claimant) -vs- Wigwam Resort, Wigwam Joint Venture LP, J D M Golf LLC, (Defendants), in the amount of \$60,570.00.

(Covers More Property)

8. Proper showing as to the date of completion of the improvements located on the land to be insured and lapse of statutory time in which any claimant for unpaid labor or materials may record a lien under the laws of the State of Arizona or in lieu thereof, furnish proper documentation which may be requested by this company for consideration as to the acceptability of indemnification of this company by parties related to this transaction.

9. Furnish Plat of Survey of the subject property by a Registered Land Surveyor in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys" which became effective February 23, 2011. Said Plat of survey shall include the required certification and, at a minimum, also have shown thereon Items 1, 8, 11(b), 16, 17, 20(a), and 20(b) from Table A thereof. If zoning assurances are requested, Items 7(a), 7(b), 7(c) and 9 from Table A and information regarding the usage of the property must be included.

NOTE: If a Zoning Endorsement is requested, Items 7(a), 7(b) and 7(c) of Table A will also be required. If "parking" is to be added to the endorsement, the number and type of parking spaces must be shown on the survey. Property use information must also be provided to First American Title Insurance Company.

10. Furnish copies of any existing leases affecting the within described property and insertion of said leases in Schedule B of the Policy of Title Insurance.
11. Furnish any amendments to the Articles of Organization filed with the Arizona Corporation Commission, any amendments to the Operating Agreement or changes in membership subsequent to October 25, 2013, relating to Wigwam Town Parcels, L.L.C., a(n) Arizona limited liability company.
12. Furnish the names of parties to be insured herein and disposition of any matters disclosed thereby.
13. Record Warranty Deed from Wigwam Town Parcels, LLC, an Arizona limited liability company to Buyer(s).

NOTE: If this will be other than a Cash Transaction, notify the title department prior to close and additional requirements will be made.

14. Return to title department for final recheck before recording.

NOTE: In connection with Arizona Revised Statutes 11-480, as of January 1, 1991, the County Recorder may not accept documents for recording that do not comply with the following:

- a. Print must be ten-point type or larger.
- b. A margin of two inches at the top of the first page for recording and return address information and margins of one-half inch along other borders of every page.
- c. Each instrument shall be no larger than 8-1/2 inches in width and 14 inches in length.

DISCLOSURE NOTE: In the event any Affidavit required pursuant to A.R.S. §33-422 has been, or will be, recorded pertaining to the land, such Affidavit is not reflected in this Commitment nor will it be shown in any policy to be issued in connection with this Commitment. The statute applies only to unsubdivided land in an unincorporated area of a county.

NOTE: The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than the certain dollar amount set forth in any applicable arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. If you desire to review the terms of the policy, including any arbitration clause that may be included, contact the office that issued this Commitment or Report to obtain a sample of the policy jacket for the policy that is to be issued in connection with your transaction.

End of Requirements

Easement for Electric Line and Poles

In consideration of One Dollar (\$1.00), the receipt of which is hereby acknowledged, the Grantor, Central Arizona Light and Power Company, (hereinafter called "Company"), its successors and assigns, an easement to construct, operate and maintain electric lines and poles and gas mains along the following described line:

Beginning at a point located approximately 116.2 feet east of and approximately 677 feet north of the south one quarter corner of Section 21, Township 2 North, Range 1 East, Tenth Meridian northwesterly on a line a distance of approximately 1106.8 feet to a point located approximately 396.3 feet east of and approximately 1744.1 feet north of the south one quarter corner of said Section 21 and there end.

upon, across, over and under the surface of the following described premises located in Maricopa County, Arizona:

The West One-Half of the Southeast One-Quarter of Section 21, Township 2 North, Range 1 East of the Gila and Salt River Base and Meridian.

together with the right to repair, replace, maintain and remove said lines and poles and to remove from said premises, to trim or remove any trees or shrubs that, in the judgment of the Company, may interfere with the construction or endanger the operation of said lines and poles and to permit the attachment of the wires of any other company to such poles. By accepting this easement the Company agrees to exercise reasonable care to avoid damage to said premises and all property that may at any time be thereon. Company further agrees that this easement shall terminate when the electric service from the said electric line is no longer required, and the company agrees to remove said electric lines and poles 60 days after termination of said electric service; upon such removal the Company shall revert to the Grantor, and the Company agrees, upon demand therefor, to conveyance thereof to the Grantor.

Dated: September 28, 1948

Witness:

C. Burmeister

BY: [Signature] President
Attest: [Signature] Asst. Secretary

STATE OF ARIZONA

County of Maricopa

SUBMIT

This instrument was acknowledged before me this 28th day of September, 1948, by F. W. Johnson and H. L. Ryde, President and Assistant Secretary, respectively, of Goodyear Farms, a corporation.

I, _____, a Notary Public in and for the State of Arizona, do hereby certify that the within instrument was duly and lawfully executed and acknowledged before me on the day and year in this certificate above written.

Notary Public: [Signature] My Comm. Expires: April 21, 1949 No. 43087

STATE OF ARIZONA

County of Maricopa

I do hereby certify that the within instrument was duly and lawfully executed and acknowledged before me on the day and year in this certificate above written.

LEGAL DESCRIPTION

(PORTION 1) TITLE COMMITMENT NO. 568985A

PARCEL 1:
THAT CERTAIN PORTION OF TRACT C-1 AND ALL OF TRACT C-3 AS SHOWN ON THE FINAL PLAT OF "THE VILLAGE AT LITCHFIELD PARK PHASE 1" AS RECORDED IN BOOK 575, PAGE 33, MARICOPA COUNTY RECORDS TOGETHER WITH THAT CERTAIN PORTION OF "WIGWAM GOLF COURSE" BEING LOCATED IN PART OF THE SOUTH HALF OF SECTION 21, TOWNSHIP 2 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION;

THENCE NORTH 00° 45' 17" EAST ALONG THE NORTH-SOUTH MID-SECTION LINE OF SAID SECTION A DISTANCE OF 1,044.70 FEET TO THE POINT OF BEGINNING IN THE SOUTH LINE OF SAID TRACT C-1;

THENCE NORTH 89° 23' 37" WEST ALONG SAID SOUTH LINE A DISTANCE OF 197.47 FEET TO THE BEGINNING OF A TANGENT CURVE THEREIN CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 125.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 48° 36' 24" AN ARC LENGTH OF 106.04 FEET TO THE BEGINNING OF A TANGENT CURVE THEREIN CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 120.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID LAST MENTIONED CURVE THROUGH A CENTRAL ANGLE OF 48° 36' 24" AN ARC LENGTH OF 101.80 FEET;

THENCE NORTH 89° 23' 37" WEST CONTINUING ALONG SAID SOUTH LINE A DISTANCE OF 256.29 FEET TO THE BEGINNING OF A TANGENT CURVE THEREIN CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 558.00 FEET;

THENCE NORTHWESTERLY ALONG SAID LAST MENTIONED CURVE THROUGH A CENTRAL ANGLE OF 32° 19' 44" AN ARC LENGTH OF 314.85 FEET TO THE WESTERLY LINE OF SAID TRACT C-1;

THENCE NORTH 05° 39' 53" WEST ALONG SAID WESTERLY LINE A DISTANCE OF 26.82 FEET;

THENCE NORTH 44° 39' 25" EAST CONTINUING ALONG SAID WESTERLY LINE A DISTANCE OF 712.49 FEET TO THE NORTHERLY LINE OF SAID TRACT C-1;

THENCE SOUTH 75° 14' 50" EAST ALONG SAID NORTHERLY LINE A DISTANCE OF 212.10 FEET TO THE BEGINNING OF A TANGENT CURVE THEREIN CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 561.53 FEET;

THENCE SOUTHEASTERLY ALONG SAID LAST MENTIONED CURVE THROUGH A CENTRAL ANGLE OF 11° 24' 03" AN ARC LENGTH OF 111.73 FEET TO THE POINT OF INTERSECTION OF SAID LAST MENTIONED CURVE WITH A NON-RADIAL LINE BEARING NORTH 55° 28' 22" EAST;

THENCE LEAVING SAID NORTHERLY LINE NORTH 55° 28' 22" EAST ALONG SAID NON-RADIAL LINE A DISTANCE OF 129.70 FEET;

THENCE SOUTH 88° 54' 40" EAST 157.88 FEET;

THENCE SOUTH 48° 09' 03" EAST 130.21 FEET TO SAID NORTHERLY LINE;

THENCE SOUTH 87° 25' 04" EAST ALONG SAID NORTHERLY LINE AND THE NORTHERLY LINE OF SAID TRACT C-3 A DISTANCE OF 619.32 FEET TO THE BEGINNING OF A TANGENT CURVE THEREIN CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 538.59 FEET; THENCE SOUTHEASTERLY ALONG SAID LAST MENTIONED CURVE THROUGH A CENTRAL ANGLE OF 20° 32' 47" AN ARC LENGTH OF 193.18 FEET;

THENCE SOUTH 66° 52' 17" EAST CONTINUING ALONG THE NORTHERLY LINE OF SAID TRACT C-3 A DISTANCE OF 93.53 FEET TO THE BEGINNING OF A NON-TANGENT CURVE IN THE SOUTHEASTERLY LINE OF SAID TRACT C-3 BEING CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 150.00 FEET, THE RADIUS POINT OF WHICH BEARS NORTH 66° 52' 24" WEST;

THENCE SOUTHWESTERLY ALONG SAID LAST MENTIONED CURVE THROUGH A CENTRAL ANGLE OF 24° 45' 49" AN ARC LENGTH OF 64.83 FEET TO THE BEGINNING OF A TANGENT CURVE THEREIN CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 95.98 FEET;

THENCE SOUTHWESTERLY ALONG SAID LAST MENTIONED CURVE THROUGH A CENTRAL ANGLE OF 16° 04' 43" AN ARC LENGTH OF 26.93 FEET TO THE POINT OF INTERSECTION OF SAID LAST MENTIONED CURVE WITH A NON-RADIAL LINE BEARING NORTH 89° 23' 37" WEST;

THENCE NORTH 89° 23' 37" WEST ALONG SAID NON-RADIAL LINE TO THE EASTERLY LINE OF SAID TRACT C-1 A DISTANCE OF 342.60 FEET;

THENCE SOUTH 35° 29' 56" WEST ALONG SAID EASTERLY LINE A DISTANCE OF 48.25 FEET TO THE BEGINNING OF A TANGENT CURVE THEREIN CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 105.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID LAST MENTIONED CURVE THROUGH A CENTRAL ANGLE OF 17° 21' 34" AN ARC LENGTH OF 31.81 FEET TO THE POINT OF INTERSECTION OF SAID LAST MENTIONED CURVE WITH A NON-RADIAL LINE BEARING NORTH 90° 00' 00" WEST;

THENCE LEAVING SAID EASTERLY LINE NORTH 60° 00' 00" WEST ALONG SAID LAST MENTIONED NONRADIAL LINE A DISTANCE OF 16.64 FEET;

THENCE SOUTH 34° 01' 25" WEST 63.39 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 194.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID LAST MENTIONED CURVE THROUGH A CENTRAL ANGLE OF 45° 25' 00" AN ARC LENGTH OF 153.78 FEET TO THE POINT OF INTERSECTION OF SAID LAST MENTIONED CURVE WITH A NON-RADIAL LINE BEARING SOUTH 00° 00' 00" WEST;

THENCE SOUTH 00° 00' 00" WEST ALONG SAID LAST MENTIONED NON-RADIAL LINE A DISTANCE OF 70.42 FEET;

THENCE SOUTH 89° 23' 37" EAST 6.34 FEET TO A CORNER IN THE SOUTH LINE OF SAID TRACT C-1;

THENCE SOUTH 40° 45' 27" WEST ALONG SAID SOUTH LINE OF TRACT C-1 A DISTANCE OF 58.16 FEET TO THE BEGINNING OF A NON-TANGENT CURVE THEREIN CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 125.00 FEET, THE RADIUS POINT OF WHICH BEARS SOUTH 40° 45' 27" WEST;

THENCE NORTHWESTERLY ALONG SAID LAST MENTIONED CURVE THROUGH A CENTRAL ANGLE OF 40° 09' 04" AN ARC LENGTH OF 87.80 FEET;

THENCE NORTH 89° 23' 37" WEST CONTINUING ALONG SAID SOUTH LINE OF TRACT C-1 A DISTANCE OF 402.53 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

A NON-EXCLUSIVE EASEMENT FOR THE INSTALLATION, USE, OPERATION, MAINTENANCE, LIGHTING AND UTILITIES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS AS SET FORTH IN SIGN EASEMENT RECORDED NOVEMBER 21, 2001 IN DOCUMENT NO. 2001-1092607.

PARCEL 3:

A NON-EXCLUSIVE EASEMENT FOR PEDESTRIAN AND VEHICULAR INGRESS, EGRESS AND ACCESS FOR MAINTENANCE AND EMERGENCY PERSONNEL AND VEHICLES AS SET FORTH IN ACCESS EASEMENT RECORDED NOVEMBER 21, 2001 IN DOCUMENT NO. 2001-1092608.

**ALTA / ACSM LAND TITLE SURVEY
WIGWAM WEST PORTION**

**A PORTION OF THE SOUTH HALF OF SECTION 21, TOWNSHIP 2 NORTH, RANGE 1 WEST
OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.**

SCHEDULE 'B' ITEMS

(PORTION 1) TITLE COMMITMENT NO. 568985A

- 1. SECOND INSTALLMENT OF 2013 TAXES, A LIEN, PAYABLE ON OR BEFORE MARCH 1, 2014, AND DELINQUENT MAY 1, 2014. *NOT A SURVEY MATTER.
- 2. TAXES FOR THE FULL YEAR OF 2014. (THE FIRST HALF IS DUE OCTOBER 1, 2014 AND IS DELINQUENT NOVEMBER 1, 2014. THE SECOND HALF IS DUE MARCH 1, 2015 AND IS DELINQUENT MAY 1, 2015.) *NOT A SURVEY MATTER.
- 3. ANY ADDITIONAL TAXES WHICH MAY BECOME A LIEN BY REASON OF THE COUNTY ASSESSOR REASSESSING THE WITHIN DESCRIBED PREMISES FOR THE YEAR(S) 2014. *NOT A SURVEY MATTER.
- 4. ANY CHARGE UPON SAID LAND BY REASON OF ITS INCLUSION IN AWENASA CONDOMINIUM ASSOCIATION. (ALL ASSESSMENTS DUE AND PAYABLE ARE PAID.) *NOT A SURVEY MATTER.
- 5. RESERVATIONS OR EXCEPTIONS IN PATENTS, OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF. *NOT A SURVEY MATTER.
- 6. WATER, SEWER, 28' INGRESS/EGRESS, PUBLIC UTILITY AND FIRE HYDRANT EASEMENTS SHOWN ON THE PLAT OF AWENASA CONDOMINIUMS, AS RECORDED IN PLAT BOOK 939 OF MAPS, PAGE(S) 33, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604(C). *GRAPHICALLY PLOTTED HEREON.
- 7. RESTRICTIONS AS TO THE EXTERIOR DESIGN MATERIALS AS SET FORTH IN DEED RECORDED AUGUST 10, 2001 AS 2001-738D15 OF OFFICIAL RECORDS. *BLANKET IN NATURE, NOT GRAPHICALLY PLOTTED HEREON.
- 8. COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE VILLAGE AT LITCHFIELD PARK PHASE 1 REGARDING MEMBERSHIP IN THE CENTRAL ARIZONA GROUNDWATER REPLENISHMENT DISTRICT RECORDED IN AUGUST 28, 2001 AS 2001-0789821 OF OFFICIAL RECORDS, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604(C). *BLANKET IN NATURE, NOT GRAPHICALLY PLOTTED HEREON.
- 9. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "AGREEMENT AND NOTICE OF MUNICIPAL PROVIDER REPORTING REQUIREMENTS FOR THE VILLAGE AT LITCHFIELD PARK PHASE 1 REGARDING MEMBERSHIP IN THE CENTRAL ARIZONA GROUNDWATER REPLENISHMENT DISTRICT" RECORDED AUGUST 28, 2001 AS 2001-789822 OF OFFICIAL RECORDS. *BLANKET IN NATURE, NOT GRAPHICALLY PLOTTED HEREON.
- 10. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "DEVELOPMENT AGREEMENT" RECORDED OCTOBER 09, 2001 AS 2001-937437 OF OFFICIAL RECORDS AND AMENDED APRIL 25, 2006 AS 2006-54545D OF OFFICIAL RECORDS. *BLANKET IN NATURE, NOT GRAPHICALLY PLOTTED HEREON.
- 11. ALL MATTERS AS SET FORTH IN EASEMENT AGREEMENT, RECORDED OCTOBER 15, 2007 AS 2007-112245 OF OFFICIAL RECORDS. *GRAPHICALLY PLOTTED HEREON.
- 12. AN EASEMENT FOR ELECTRIC LINES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS BOOK 69 OF MISCELLANEOUS, PAGE 409 AND CLARIFICATION OF EASEMENT WIDTH RECORDED AS B5-580147 OF OFFICIAL RECORDS. *GRAPHICALLY PLOTTED HEREON.
- 13. AN EASEMENT FOR ELECTRIC LINES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS DDOCKET 11158 AND PAGE 1136. *GRAPHICALLY PLOTTED HEREON.
- 14. AN EASEMENT FOR ELECTRIC LINES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS DDOCKET 12989 AND PAGE 436. *GRAPHICALLY PLOTTED HEREON.
- 15. AN EASEMENT FOR TRANSMISSION, DISTRIBUTION OF ELECTRICITY AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS 2007-1096444 OF OFFICIAL RECORDS. *GRAPHICALLY PLOTTED HEREON.
- 16. NOTES AND RESTRICTIONS AS TO VEHICULAR NON-ACCESS EASEMENTS AS DEPICTED ON BOOK 575 OF MAPS, PAGE 33, RECORDS OF MARICOPA COUNTY, ARIZONA AND PRIVATE INGRESS/EGRESS EASEMENT SHOWN ON SAID MAP WAS TERMINATED BY DOCUMENT RECORDED AS 2007-004001 OF OFFICIAL RECORDS. *GRAPHICALLY PLOTTED HEREON.
- 17. ALL MATTERS AS SET FORTH IN WATER FACILITIES EASEMENT, OPERATION AND MAINTENANCE AGREEMENT, RECORDED AS 90-D148612 OF OFFICIAL RECORDS, AND AMENDED AS 92-D198179 OF OFFICIAL RECORDS, AND THEREAFTER PARTIAL TERMINATION AND AMENDMENT RECORDED AS 2001-D738D23 OF OFFICIAL RECORDS AND ASSIGNMENT RECORDED JUNE 12, 2007 AS 2007-679D48 AND ASSIGNMENT & ASSUMPTION AGREEMENT RECORDED DECEMBER 16, 2009 AS 2009-1151532 OF OFFICIAL RECORDS AND ASSIGNMENT AND ASSUMPTION RECORDED JULY 16, 2010 AS 2010-6D7133 OF OFFICIAL RECORDS. *GRAPHICALLY PLOTTED HEREON.
- 18. ALL MATTERS AS SET FORTH IN RECORD OF SURVEY, RECORDED AUGUST 23, 2013 AS BOOK 1158 OF MAPS, PAGE 14. *BLANKET IN NATURE, NOT GRAPHICALLY PLOTTED HEREON.
- 19. SURVEY MATTERS DISCLOSED BY SPECIAL WARRANTY DEED RECORDED AUGUST 01, 2013 AS 2013-D704654 OF OFFICIAL RECORDS. *AS SHOWN
- 20. ANY FACTS, RIGHTS, INTERESTS OR CLAIMS THAT MAY EXIST OR ARISE BY REASON OF THE FOLLOWING MATTERS DISCLOSED BY AN ALTA/ACSM SURVEY MADE BY _____ ON _____ DESIGNATED JOB NUMBER _____ *NOT A SURVEY MATTER.
- 21. THE RIGHTS OF PARTIES IN POSSESSION BY REASON OF ANY UNRECORDED LEASE OR LEASES OR MONTH TO MONTH TENANCIES AFFECTING ANY PORTION OF THE WITHIN DESCRIBED PROPERTY. NOTE: THIS MATTER WILL BE MORE FULLY SET FORTH OR DELETED UPON COMPLIANCE WITH THE APPLICABLE REQUIREMENT(S) SET FORTH HEREIN. *NOT A SURVEY MATTER.
- 22. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS. *NOT A SURVEY MATTER.

LEGAL DESCRIPTION

(PORTION 2) TITLE COMMITMENT NO. 579819A

TRACTS C-2, C-4, AND C-5, THE VILLAGE AT LITCHFIELD PARK PHASE I, ACCORDING TO BOOK 575 OF MAPS, PAGE 33, AND AFFIDAVITS OF CORRECTION RECORDED IN DOCUMENT NO. 2002-0151996, AND IN DOCUMENT NO. 2002-C720416, RECORDS OF MARICOPA COUNTY, ARIZONA.

EXCEPT THEREFROM A PORTION OF TRACT C-5, THE VILLAGE AT LITCHFIELD PARK PHASE 1, ACCORDING TO BOOK 575 OF MAPS, PAGE 33, RECORDS OF MARICOPA COUNTY, ARIZONA, CONVEYED TO CITY OF LITCHFIELD PARK, A MUNICIPAL CORPORATION IN DOCUMENT RECORDED NOVEMBER 22, 2010, AS 2010-1020931 OF OFFICIAL RECORDS FOR A NEW RIGHT OF WAY MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID TRACT C-5;

THENCE SOUTH 89 DEGREES 24 MINUTES 13 SECONDS EAST, 523.79 FEET ALONG THE SOUTH LINE OF SAID TRACT C-5 TO THE POINT OF BEGINNING;

THENCE DEPARTING SAID SOUTH LINE NORTH 00 DEGREES 35 MINUTES 47 SECONDS EAST, 10.00 FEET;

THENCE NORTH 86 DEGREES 06 MINUTES 43 SECONDS EAST 90.28 FEET;

THENCE NORTH 74 DEGREES 50 MINUTES 12 SECONDS EAST, 176.50 FEET;

THENCE SOUTH 89 DEGREES 24 MINUTES 13 SECONDS EAST, 30.00 FEET TO THE EAST LINE OF SAID TRACT C-5;

THENCE SOUTH 00 DEGREES 31 MINUTES 58 SECONDS WEST, 25.00 FEET ALONG SAID EAST LINE TO A CORNER OF SAID TRACT C-5;

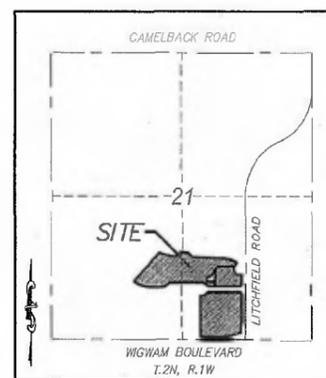
THENCE SOUTH 45 DEGREES 33 MINUTES 52 SECONDS WEST, 58.53 FEET ALONG A SOUTHEASTERLY LINE OF SAID TRACT C-5 TO A CORNER OF SAID TRACT C-5;

THENCE NORTH 89 DEGREES 24 MINUTES 13 SECONDS WEST, 249.94 FEET ALONG SAID SOUTH LINE OF TRACT C-5 TO THE POINT OF BEGINNING.

SCHEDULE 'B' ITEMS

(PORTION 2) TITLE COMMITMENT NO. 579819A

- 1. SECOND INSTALLMENT OF 2013 TAXES, A LIEN, PAYABLE ON OR BEFORE MARCH 1, 2014, AND DELINQUENT MAY 1, 2014. *NOT A SURVEY MATTER.
- 2. TAXES FOR THE FULL YEAR OF 2014. (THE FIRST HALF IS DUE OCTOBER 1, 2014 AND IS DELINQUENT NOVEMBER 1, 2014. THE SECOND HALF IS DUE MARCH 1, 2015 AND IS DELINQUENT MAY 1, 2015.) *NOT A SURVEY MATTER.
- 3. ANY CHARGE UPON SAID LAND BY REASON OF ITS INCLUSION IN THE VILLAGE AT LITCHFIELD PARK COMMUNITY FACILITIES DISTRICT. (ALL ASSESSMENTS DUE AND PAYABLE ARE PAID.) *NOT A SURVEY MATTER.
- 4. RESERVATIONS OR EXCEPTIONS IN PATENTS, OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF. *NOT A SURVEY MATTER.
- 5. RESTRICTIONS, DEDICATIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS SHOWN ON THE PLAT OF THE VILLAGE AT LITCHFIELD PARK PHASE I, AS RECORDED IN PLAT BOOK 575 OF MAPS, PAGE(S) 33, AFFIDAVIT OF CORRECTION RECORDED AS 2002-151996 OF OFFICIAL RECORDS AND RECORDED AS 2002-720416 OF OFFICIAL RECORDS, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604(C). *BLANKET IN NATURE, NOT GRAPHICALLY PLOTTED HEREON.
- 6. COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN DOCUMENT RECORDED ON AUGUST 28, 2001 AS 2001-0789821 OF OFFICIAL RECORDS, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604(C). *BLANKET IN NATURE, NOT GRAPHICALLY PLOTTED HEREON.
- 7. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "AGREEMENT AND NOTICE OF MUNICIPAL PROVIDER REPORTING REQUIREMENTS FOR THE VILLAGE AT LITCHFIELD PARK PHASE 1 REGARDING MEMBERSHIP IN THE CENTRAL ARIZONA GROUNDWATER REPLENISHMENT DISTRICT" RECORDED AUGUST 28, 2001 AS 2001-D789822 OF OFFICIAL RECORDS. *BLANKET IN NATURE, NOT GRAPHICALLY PLOTTED HEREON.
- 8. ALL MATTERS AS SET FORTH IN NOTICE OF FORMATION OF THE VILLAGE AT LITCHFIELD PARK COMMUNITY FACILITIES DISTRICT, RECORDED AUGUST 03, 2001 AS 2001-D7085D9 OF OFFICIAL RECORDS AND CITY OF LITCHFIELD PARK RESOLUTION NO. 01-153 RECORDED AUGUST 03, 2001 AS 2001-07085D1 OF OFFICIAL RECORDS AND RECORDED AUGUST 03, 2001 AS 2001-D7085D11 OF OFFICIAL RECORDS AND RECORDED AUGUST 03, 2001 AS 2001-07085D12 OF OFFICIAL RECORDS. *BLANKET IN NATURE, NOT GRAPHICALLY PLOTTED HEREON.
- 9. AN EASEMENT FOR UNDERGROUND ELECTRIC LINES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS 90-0148605 OF OFFICIAL RECORDS. (AFFECTS TRACT C-4) *GRAPHICALLY PLOTTED HEREON.
- 10. AN EASEMENT FOR SIGNS AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS 2001-1092607 OF OFFICIAL RECORDS. (AFFECTS TRACT C-2) *GRAPHICALLY PLOTTED HEREON.
- 11. ANY FACTS, RIGHTS, INTERESTS OR CLAIMS THAT MAY EXIST OR ARISE BY REASON OF THE FOLLOWING MATTERS DISCLOSED BY AN ALTA/ACSM SURVEY MADE BY _____ ON _____ DESIGNATED JOB NUMBER _____ *NOT A SURVEY MATTER.
- 12. THE RIGHTS OF PARTIES IN POSSESSION BY REASON OF ANY UNRECORDED LEASE OR LEASES OR MONTH TO MONTH TENANCIES AFFECTING ANY PORTION OF THE WITHIN DESCRIBED PROPERTY. NOTE: THIS MATTER WILL BE MORE FULLY SET FORTH OR DELETED UPON COMPLIANCE WITH THE APPLICABLE REQUIREMENT(S) SET FORTH HEREIN. *NOT A SURVEY MATTER.
- 13. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS. *NOT A SURVEY MATTER.



VICINITY MAP
N.T.S.

NOTES

THE SURVEYOR'S REVIEW OF DOCUMENTS REFERENCED IN THE TITLE REPORT AS SCHEDULE "B" ITEMS IS LIMITED TO THE SURVEYOR'S SCOPE-OF-SERVICES AS IDENTIFIED IN THE CERTIFICATION HEREON. ADDITIONALLY THE SURVEYOR'S SCOPE-OF-SERVICES IS LIMITED TO PROVIDING SERVICES IN A MANNER CONSISTENT WITH THE DEGREE OF CARE AND SKILL ORDINARILY EXERCISED BY MEMBERS OF THE SAME PROFESSION CURRENTLY PRACTICING UNDER SIMILAR CONDITIONS. SCHEDULE "B" ITEM DOCUMENTS MAY CONTAIN ENCUMBRANCES WHICH AFFECT THE SUBJECT PROPERTY WHICH THE SURVEYOR IS NOT QUALIFIED TO INTERPRET AND/OR ARE NOT WITHIN THE SURVEYOR'S SCOPE-OF-SERVICES (SEE CERTIFICATION). IT IS RECOMMENDED THAT INTERESTED AND AFFECTED PARTIES OBTAIN CONSULTATION WITH QUALIFIED LEGAL COUNSEL RELATIVE TO THE INTERPRETATION OF ALL SCHEDULE "B" DOCUMENTS REFERENCED IN THE TITLE REPORT.

PURSUANT TO TABLE "A" ITEM 6 OF TABLE A ITEMS OF THE MINIMUM STANDARD DETAIL REQUIREMENTS AND CLASSIFICATIONS FOR ALTA/ACSM LAND TITLE SURVEYS AS ADOPTED BY ALTA AND NSPS IN 2011; THE SURVEYOR HAS SHOWN THE ZONING CLASSIFICATION AS SET FORTH BY THE LOCAL AGENCY OF JURISDICTION. RESTRICTIONS RELATIVE TO THE EXISTING ZONING MAY INCLUDE, BUT ARE NOT LIMITED TO SETBACKS, SITE HEIGHT RESTRICTIONS AND SITE BULK RESTRICTIONS. INTERESTED AND AFFECTED PARTIES SHOULD SEEK CONSULTATION FROM AN ATTORNEY OR DESIGN PROFESSIONAL QUALIFIED TO INTERPRET AND IDENTIFY SUCH OTHER BUILDING CODE OR ZONING RESTRICTIONS.

PURSUANT TO TABLE "A" ITEM 7, THERE ARE NO BUILDINGS ON THE SUBJECT PROPERTY.

PURSUANT TO TABLE "A" ITEM 15, THIS SURVEY USED ONE OR MORE OF THE FOLLOWING METHODS TO LOCATE CERTAIN PHYSICAL FEATURES NOT RELATED TO THE BOUNDARY: RECTIFIED ORTHOPHOTOGRAPHY, PHOTOGRAMMETRIC MAPPING OR LASER SCANNING. THIS DATA WAS PROVIDED TO SURVEYOR FROM VERTICAL MAPPING RESOURCES, ON JANUARY 29, 2014.

THE SURVEYOR HAS RELIED SOLELY ON INFORMATION SUPPLIED TO THE SURVEYOR FROM EITHER THE CLIENT OR THE TITLE COMPANY AND HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER MATTERS THAT MAY AFFECT THE SUBJECT PROPERTY.

THIS SURVEY IS BASED ON COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY NO. 568985A DATED JANUARY 15, 2014 AT 7:30 A.M. (PORTION 1) AND NO. 579819A DATED JANUARY 16, 2014 AT 7:30 A.M. (PORTION 2)

FIELD WORK WAS COMPLETED JANUARY 29, 2014.

ZONING

SUBJECT PARCELS ARE ZONED "NC" AND "MFL" LITCHFIELD PARK ZONING JURISDICTION

*PER 2011 ALTA MINIMUM STANDARD DETAIL REQUIREMENTS: CURRENT ZONING CLASSIFICATION, BUILDING SETBACK REQUIREMENTS AND HEIGHT AND FLOOR SPACE AREA RESTRICTIONS ARE TO BE PROVIDED TO THE SURVEYOR BY THE INSURER. THE CLASSIFICATION, REQUIREMENTS AND RESTRICTIONS HAVE NOT BEEN PROVIDED AT THE TIME OF THIS SURVEY. THE ZONING CLASSIFICATIONS SHOWN ARE FOR REFERENCE ONLY.

FLOOD ZONE

ACCORDING TO THE FLOOD INSURANCE RATE MAP #04103C2155L, DATED OCTOBER 16, 2013 THIS PROPERTY IS LOCATED IN FLOOD ZONE "X".

PARKING

THERE IS NO DELINEATED PARKING ON SUBJECT PARCELS

AREA

T.C. 568985A: 777,074 SQ.FT. OR 17.839 ACRES
T.C. 579819A: 833,039 SQ.FT. OR 19.123 ACRES

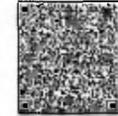
CERTIFICATION

TO: WIGWAM TOWN PARCELS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY; FIRST AMERICAN TITLE INSURANCE COMPANY;

THIS IS TO CERTIFY THAT THIS MAP AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2011, AND INCLUDES ITEMS 2, 3, 4, 6(A), 7(A), 8, 9, 11(A), 13, AND 15 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN HIS PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF ARIZONA, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

JASDN SEGNERI DATE 2/17/14

7301 EAST EVANS ROAD
SCOTTSDALE, AZ 85260
PHONE (480) 922-0780
FAX (480) 922-0781
WWW.SIGSURVEY.AZ.COM



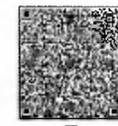
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Land Surveying Services

**ALTA/ACSM LAND TITLE SURVEY
WIGWAM WEST PORTION
LITCHFIELD PARK, ARIZONA**



Table with 2 columns: REVISIONS and DRAWING INFORMATION. Includes fields for drawing name (2013-201 ALTA), job number (2013-201), drawn by (RMH), checked by (JAS), date (2/13/14), scale (N.T.S.), and sheet number (1 OF 3).

7301 EAST EVANS ROAD
SCOTTSDALE, AZ 85266
PHONE (480) 922-0788
FAX (480) 922-0788
WWW.SIGSURVEY.COM



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**ALTA/ACSM LAND TITLE SURVEY
WIGWAM WEST PORTION
LITCHFIELD PARK, ARIZONA**



REVISIONS:

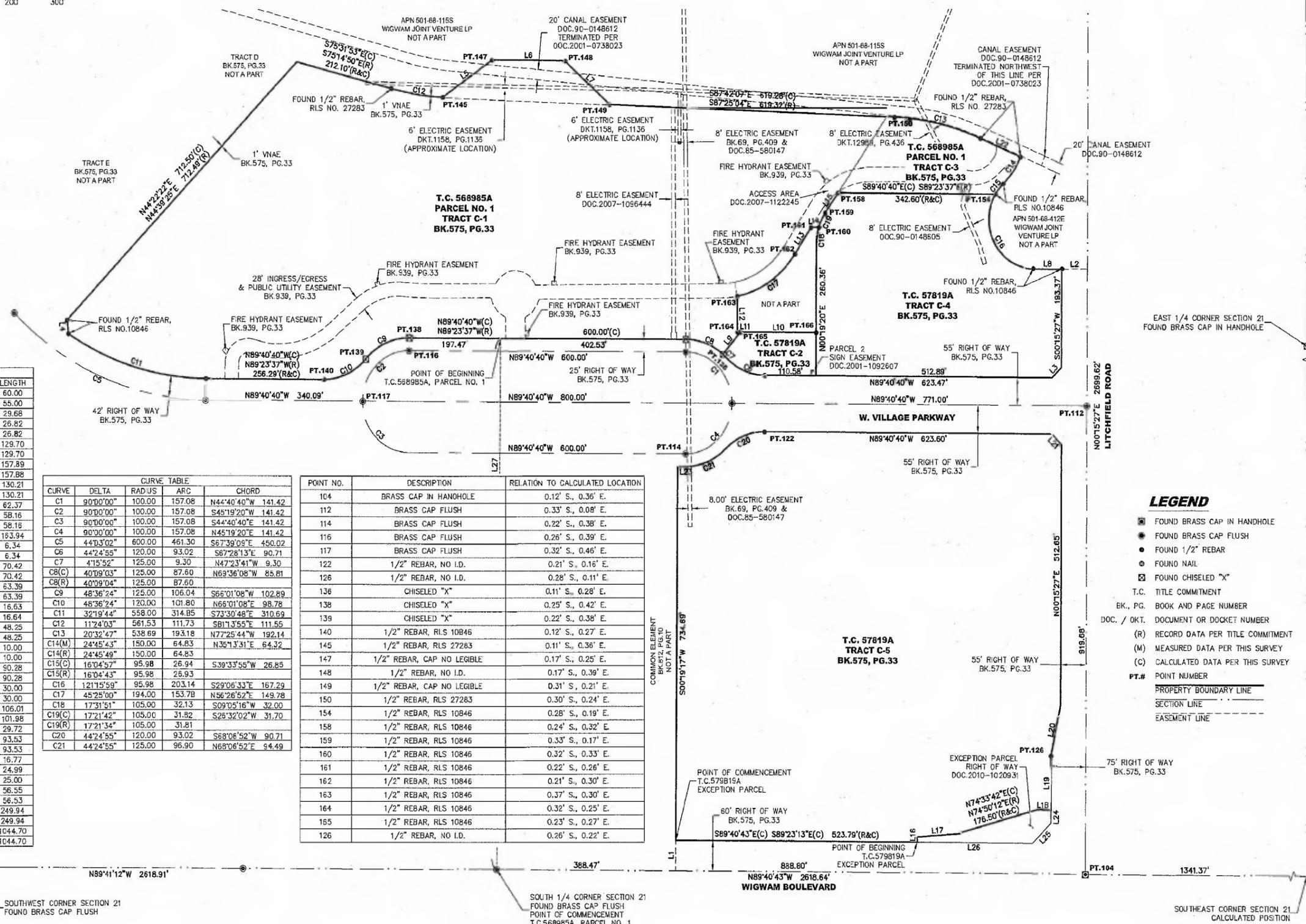
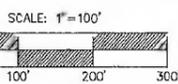
DRAWING NAME:
2013-201 ALTA
JOB NO. 2013-201
DRAWN: RMH
CHECKED: JAS
DATE: 2/13/14
SCALE: 1"=100'
SHEET: 2 OF 3

BASIS OF BEARING

THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 2 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN. SAID LINE BEARS N00°00'00"E.

REFERENCE DOCUMENTS

BOOK 575 OF MAPS, PAGE 33
BOOK 688 OF MAPS, PAGE 40



LINE TABLE

LINE	BEARING	LENGTH
L1	N00°19'17"E	60.00
L2	N89°44'33"W	55.00
L3	S45°17'23"W	29.68
L4(M)	N05°56'56"W	26.82
L4(R)	N05°59'53"W	26.82
L5(C)	N55°11'19"E	129.70
L5(R)	N55°28'22"E	129.70
L6(C)	S89°11'43"E	157.89
L6(R)	S88°54'40"E	157.88
L7(C)	S48°26'06"E	130.21
L7(R)	S48°09'03"E	130.21
L8	S89°44'33"E	62.37
L9(C)	N40°28'24"E	58.16
L9(R)	N40°45'27"E	58.16
L10	N89°40'40"W	163.94
L11(C)	N89°40'40"W	6.34
L11(R)	S89°23'37"W	6.34
L12(C)	N00°17'03"W	70.42
L12(R)	S00°00'00"W	70.42
L13(C)	N33°44'22"E	63.39
L13(R)	N34°01'25"E	63.39
L14(C)	N89°42'57"E	16.63
L14(R)	N90°00'00"W	16.64
L15(C)	N35°12'53"E	48.25
L15(R)	N35°29'56"E	48.25
L16(C)	N00°19'17"E	10.00
L16(R)	N00°35'42"E	10.00
L17(C)	N85°50'13"E	90.28
L17(R)	N86°06'43"E	90.28
L18(C)	S89°40'43"E	30.00
L18(R)	S89°24'13"E	30.00
L19	N00°15'27"E	106.01
L20	N11°34'52"E	101.98
L21	N44°42'37"W	29.72
L22(M)	S67°09'20"E	93.53
L22(R)	S66°52'17"E	93.53
L23	N89°40'40"W	16.77
L24(C)	N00°15'28"W	24.99
L24(R)	S00°31'58"W	25.00
L25(C)	S45°17'22"W	56.55
L25(R)	S45°33'52"W	56.53
L26(C)	N89°40'43"W	249.94
L26(R)	N89°24'13"W	249.94
L27(C)	N00°28'14"E	1044.70
L27(R)	N00°45'17"E	1044.70

CURVE TABLE

CURVE	DELTA	RADIUS	ARC	CHORD
C1	90°00'00"	100.00	157.08	N44°40'40"W 141.42
C2	90°00'00"	100.00	157.08	S45°19'20"W 141.42
C3	90°00'00"	100.00	157.08	S44°40'40"E 141.42
C4	90°00'00"	100.00	157.08	N45°19'20"E 141.42
C5	44°03'02"	600.00	461.30	S67°39'09"E 450.02
C6	44°24'55"	120.00	93.02	S67°28'13"E 90.71
C7	41°5'52"	125.00	9.30	N47°23'41"W 9.30
C8(C)	40°09'03"	125.00	87.60	N69°36'08"W 85.81
C8(R)	40°09'04"	125.00	87.60	S66°01'08"W 102.89
C9	48°36'24"	125.00	106.04	N65°01'08"E 98.78
C10	48°36'24"	120.00	101.80	S73°30'48"E 310.69
C11	32°19'44"	558.00	314.85	S81°13'55"E 111.55
C12	11°24'03"	561.53	111.73	N77°25'44"W 192.14
C13	20°32'47"	538.69	193.18	N35°13'31"E 64.32
C14(M)	24°45'43"	150.00	64.83	S39°33'55"W 26.85
C14(R)	24°45'49"	150.00	64.83	S29°06'33"E 167.29
C15(C)	16°04'57"	95.98	26.94	N56°26'52"E 149.78
C15(R)	16°04'43"	95.98	26.93	S09°05'16"W 32.00
C16	12°11'59"	95.98	203.14	S28°32'02"W 31.70
C17	45°25'00"	194.00	153.79	S68°06'52"W 90.71
C18	17°31'51"	105.00	32.13	S09°05'16"W 32.00
C19(C)	17°21'42"	105.00	31.82	S28°32'02"W 31.70
C19(R)	17°21'34"	105.00	31.81	S68°06'52"W 90.71
C20	44°24'55"	120.00	93.02	N69°36'08"W 85.81
C21	44°24'55"	125.00	96.90	N69°06'52"E 94.49

POINT NO. DESCRIPTION RELATION TO CALCULATED LOCATION

POINT NO.	DESCRIPTION	RELATION TO CALCULATED LOCATION
104	BRASS CAP IN HANDHOLE	0.12' S., 0.36' E.
112	BRASS CAP FLUSH	0.33' S., 0.08' E.
114	BRASS CAP FLUSH	0.22' S., 0.38' E.
116	BRASS CAP FLUSH	0.26' S., 0.39' E.
117	BRASS CAP FLUSH	0.32' S., 0.46' E.
122	1/2" REBAR, NO I.D.	0.21' S., 0.16' E.
126	1/2" REBAR, NO I.D.	0.28' S., 0.11' E.
136	CHISELED "X"	0.11' S., 0.28' E.
138	CHISELED "X"	0.25' S., 0.42' E.
139	CHISELED "X"	0.22' S., 0.38' E.
140	1/2" REBAR, RLS 10846	0.12' S., 0.27' E.
145	1/2" REBAR, RLS 27283	0.11' S., 0.36' E.
147	1/2" REBAR, CAP NO LEGIBLE	0.17' S., 0.25' E.
148	1/2" REBAR, NO I.D.	0.17' S., 0.39' E.
149	1/2" REBAR, CAP NO LEGIBLE	0.31' S., 0.21' E.
150	1/2" REBAR, RLS 27283	0.30' S., 0.24' E.
154	1/2" REBAR, RLS 10846	0.28' S., 0.19' E.
158	1/2" REBAR, RLS 10846	0.24' S., 0.32' E.
159	1/2" REBAR, RLS 10846	0.33' S., 0.17' E.
160	1/2" REBAR, RLS 10846	0.32' S., 0.33' E.
161	1/2" REBAR, RLS 10846	0.22' S., 0.26' E.
162	1/2" REBAR, RLS 10846	0.21' S., 0.30' E.
163	1/2" REBAR, RLS 10846	0.37' S., 0.30' E.
164	1/2" REBAR, RLS 10846	0.32' S., 0.25' E.
165	1/2" REBAR, RLS 10846	0.23' S., 0.27' E.
126	1/2" REBAR, NO I.D.	0.26' S., 0.22' E.

- LEGEND**
- FOUND BRASS CAP IN HANDHOLE
 - FOUND BRASS CAP FLUSH
 - FOUND 1/2" REBAR
 - FOUND NAIL
 - ⊗ FOUND CHISELED "X"
 - T.C. TITLE COMMITMENT
 - BK., PG. BOOK AND PAGE NUMBER
 - DOC. / OKT. DOCUMENT OR DOCKET NUMBER
 - (R) RECORD DATA PER TITLE COMMITMENT
 - (M) MEASURED DATA PER THIS SURVEY
 - (C) CALCULATED DATA PER THIS SURVEY
 - PT.# POINT NUMBER
 - PROPERTY BOUNDARY LINE
 - - - SECTION LINE
 - - - EASEMENT LINE

SOUTHWEST CORNER SECTION 21
FOUND BRASS CAP FLUSH

SOUTH 1/4 CORNER SECTION 21
FOUND BRASS CAP FLUSH
POINT OF COMMENCEMENT
T.C.568985A, PARCEL NO. 1

SOUTHEAST CORNER SECTION 21
CALCULATED POSITION

N00°00'00"E 2710.23'
BASIS OF BEARING

N00°15'27"E 512.65'
W. VILLAGE PARKWAY

N00°00'00"E 2710.23'
BASIS OF BEARING

7301 EAST EVANS ROAD
SCOTTSDALE, AZ 85260
PHONE (480) 922-0780
FAX (480) 922-0780
WWW.SIGSURVEYAL.COM

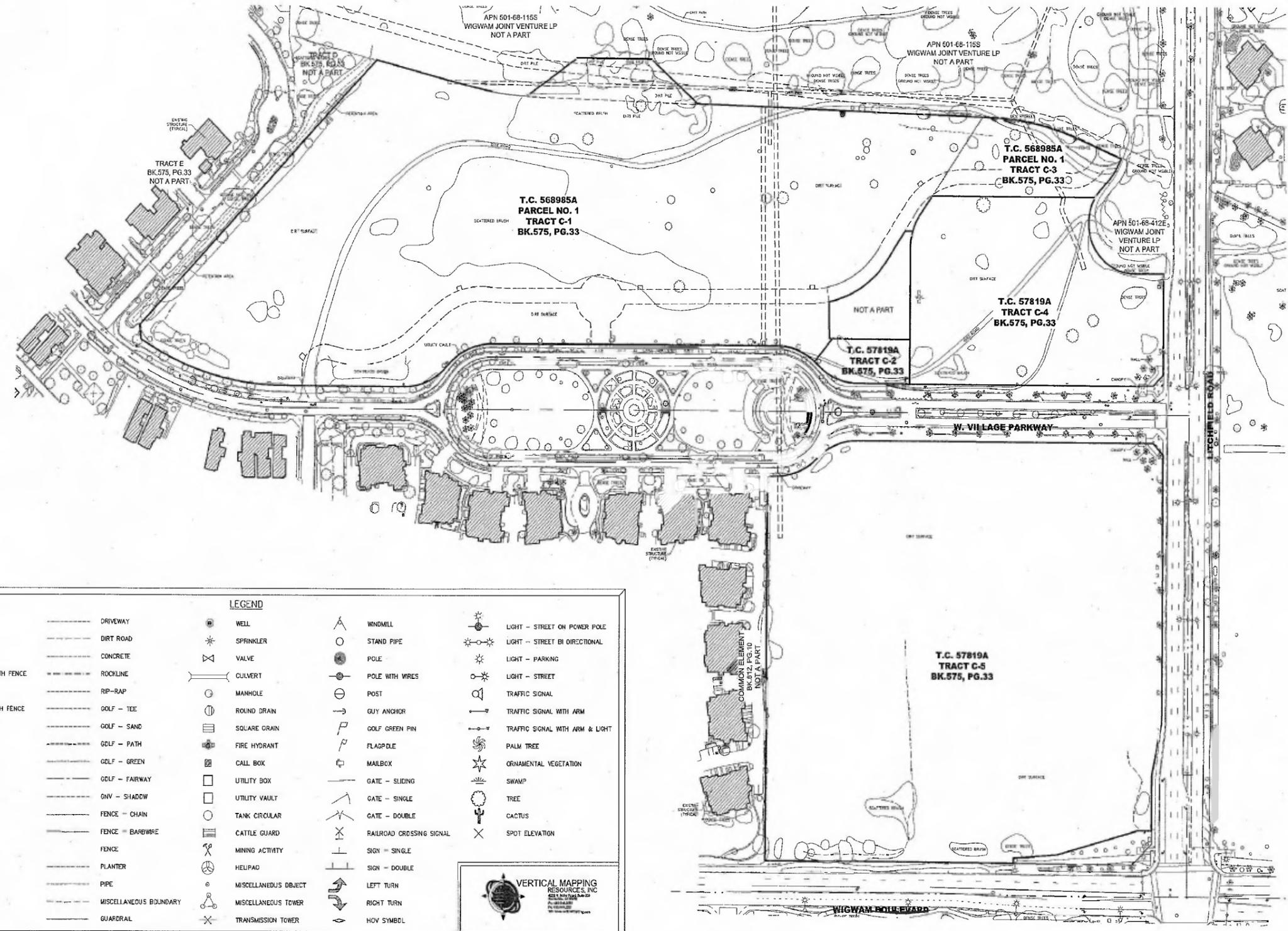
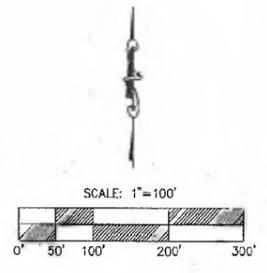


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**ALTA/ACSM LAND TITLE SURVEY
WIGWAM WEST PORTION
LITCHFIELD PARK, ARIZONA**



REVISIONS:
 ▲
 ▲
 ▲
 DRAWING NAME: 2013-201 ALTA
 JOB NO: 2013-201
 DRAWN: RMH
 CHECKED: JAS
 DATE: 2/13/14
 SCALE: 1"=100'
 SHEET: 3 OF 3



LEGEND			
— WATERLINE	— DRIVEWAY	● WELL	⊙ WINDMILL
— WASH	— DIRT ROAD	* SPRINKLER	○ STAND PIPE
— DITCH	— CONCRETE	⊗ VALVE	● POLE
— WALL - RETAINING WITH FENCE	— ROCKLINE	— CULVERT	⊖ POLE WITH WIRES
— WALL - RETAINING	— RIP-RAP	○ MANHOLE	⊙ POST
— WALL - MASONRY WITH FENCE	— GOLF - TEE	⊙ ROUND DRAIN	→ GUY ANCHOR
— WALL - MASONRY	— GOLF - SAND	⊙ SQUARE DRAIN	⊙ GOLF GREEN PIN
— WALL - MEDIAN	— GOLF - PATH	⊙ FIRE HYDRANT	⊙ FLAGPOLE
— TREE	— GOLF - GREEN	⊙ CALL BOX	⊙ MAILBOX
— GRASSLINE	— GOLF - FAIRWAY	□ UTILITY BOX	— GATE - SLIDING
— BRUSH	— GOLF - SHADOW	□ UTILITY VAULT	— GATE - SINGLE
— POWER LINES	— FENCE - CHAIN	○ TANK CIRCULAR	— GATE - DOUBLE
— TRAIL	— FENCE - BARBWIRE	— RAILROAD CROSSING SIGNAL	— RAILROAD CROSSING SIGNAL
— SIDEWALK	— FENCE	— SIGN - SINGLE	— SIGN - SINGLE
— RAILROAD	— PLANTER	— SIGN - DOUBLE	— SIGN - DOUBLE
— JEEP TRAIL	— PIPE	— LEFT TURN	— LEFT TURN
— GUTTER	— MISCELLANEOUS BOUNDARY	— RIGHT TURN	— RIGHT TURN
— EDGE OF ASPHALT	— GUARDRAIL	— HOV SYMBOL	— HOV SYMBOL
		○ MISCELLANEOUS OBJECT	
		○ MISCELLANEOUS TOWER	
		⊗ TRANSMISSION TOWER	

